



WHEREAS, **Edwin James Young and Mary L. Young**

(hereinafter referred to as Mortgagor) is well and truly indebted unto
FIRST FINANCIAL SERVICES OF GREENVILLE, INC. d/b/a FAIRLANE FINANCE COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Five Thousand Two Hundred Eighty Dollars and No Cents----- Dollars (\$ 5,280.00) due and payable:

One Hundred Ten Dollars and No Cents (\$110.00) on the 15th day of February 1974,
and One Hundred Ten Dollars and No Cents (\$110.00) on the 15th day of each month thereafter
until paid in full.

with interest thereon from **after maturity** at the rate of **eight** per centum per annum, to be paid: **after maturity**

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **GREENVILLE**

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the north side of Dolphin Street and being known and designated as Lot No. 27, Section 3, of Greenfields as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "CG", at Page 93 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Dolphin Street at the joint front corner of Lots Nos. 27 and 28 and running thence along the joint line of said lots N. 37-42 E. 174.4 feet to an iron pin; thence N. 17-35 W. 48 feet to an iron pin; thence S. 74-15 W. 254 feet to an iron pin; thence S. 35-45 E. 143.6 feet to an iron pin on the north side of Dolphin Street; thence along the curve of Dolphin Street, the chord being S. 88-58 E., 60 feet to the point of beginning.

The above is the same property conveyed to the grantor by deed recorded in Deed Book 551, at Page 453.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.