

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE: CO. S. C.
JUN 12 2 08 PM '75
DONNIE S. TANKERSLEY
R.M.C.

1241-517
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert Stricks and Caroline C. Stricks (formerly Caroline C. Farrell),
d/b/a The Young Sophisticate
(hereinafter referred to as Mortgagor) is well and truly indebted unto Louis Stricks

(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 Seven Hundred and no/100----- Dollars (\$ 5,700.00) due and payable

with interest thereon from at the rate of four per centum per annum, to be paid:

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, on the southerly and westerly side of Edwards Mill Road, shown and designated on plat of property of Billy Jack Silver prepared by Carolina Engineering and Surveying Co., dated June 17, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book KKK at page 105 and being more particularly described with reference to said plat as follows:

BEGINNING at an iron pin on the southern side of Edwards Mill Road, said pin being 150 feet east of the southeastern intersection of Edwards Mill Road and a 50-foot street, and running thence with the southern side of Edwards Mill Road the following metes and bounds: S. 66-35 E. 35 feet; S. 62-15 E. 186.5 feet to a point in the curve of Edwards Mill Road; thence with the curve of Edwards Mill Road, the chord of which is S. 29-40 E. 52 feet to an iron pin; thence continuing with the western side of Edwards Mill Road, S. 0-10 E. 120.4 feet; thence continuing S. 6-15 E. 91.4 feet to an iron pin; thence across the southernmost part of said lot, S. 89-00 W. 364 feet to an iron pin; thence N. 3-47 W. 70 feet to an iron pin; thence N. 7-11 E. 73 feet to an iron pin; thence N. 29-05 E. 70 feet to a point; thence N. 29-00 E. 182.4 feet to an iron pin on the southern side of Edwards Mill Road, the point of beginning.

ALSO: All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, at the southern corner of the intersection of Edwards Mill Road and a fifty-foot street in Chick Springs Township, being known and designated as Lot No. 3 and the northwestern portion of Lot No. 2 on a plat of Property of P. M. and Lois Garrison made by J. Mac Richardson, Surveyor, dated July 1959, recorded in the R.M.C. Office for Greenville County in Plat Book TT at page 123 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southern corner of the intersection of a fifty-foot street and Edwards Mill Road and running thence S. 71-32 E. 100 feet along the southwest side of Edwards Mill Road to an iron pin; thence running S. 66-35 E. 50 feet still continuing with the southwestern side of Edwards Mill Road to point on the front line of Lot No. 2; thence running S. 29-00 W. 182.4 feet to an iron pin located in the rear line of Lot No. 2, being the rear corner of property now or formerly owned by Mack A. Ashmore; thence running N. 65-11 W. 150 feet along line of said Ashmore property to an iron pin on the southeastern side of the aforementioned fifty-foot street; thence running N. 29-20 E. 170.5 feet along said southeastern side of said fifty-foot street to an iron pin at the southern corner of the intersection of said fifty-foot street and Edwards Mill Road, the point of beginning.

It is understood between the parties hereto that this mortgage constitutes a second mortgage junior in lien to that certain mortgage given by the mortgagors herein to First Federal Savings and Loan Association dated April 26, 1972, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1230, Page 661.

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.

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