



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Charles A. Young and Brenda B. Young

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Twenty-Four Thousand and no/100----- (\$24,000.00 )

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate; paragraph 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions; said note to be repaid with interest at the rate or rates therein specified in installments of One Hundred Ninety-three and 11/100----- \$ 193.11 ) Dollars each on the first day of each month hereafter on advance until the principal sum with interest has been paid in full; such payments to be applied first to the payment of interest, excepted monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 30 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose.

NOW KNOW ALL MEN, That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced to the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars \$3.00 to the Mortgagee in hand well and truly paid by the Mortgagor, at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot 22 on a revised plat of Staunton Heights Subdivision made by Hugh J. Martin, R.L.S., dated April 16, 1971, recorded in the R.M.C. Office for Greenville County in plat book 4N, page 38, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Daffodil Lane at the joint front corner of Lots 21 and 22 and running thence with the joint line, N. 43-55 W. 146.39 feet to an iron pin at the rear corner of Lot 19; thence N. 47-20 E. 207.50 feet to an iron pin in the line of Lot 23; thence S. 20-48 E. 183.20 feet to an iron pin on the northwestern side of Daffodil Lane; thence with the northwestern side of Daffodil Lane, S. 64-00 W. 36.7 feet to a point; thence S. 57-44 W. 50 feet to a point; thence continuing S. 51-11 W. 53 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Charles Bennett and Larry B. Carper of even date herewith to be recorded herewith in the R.M.C. Office for Greenville County.



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