

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Melvin K. Younts,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Palmetto Bank

(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 Fifteen Thousand and No/100-----
Dollars (\$15,000.00) due and payable

\$477.00 on the 21st day of September 1978 and a like amount each month thereafter for a total of thirty-six (36) payments with interest first deducted and balance to principal

with interest thereon from date at the rate of nine per centum per annum, to be paid monthly

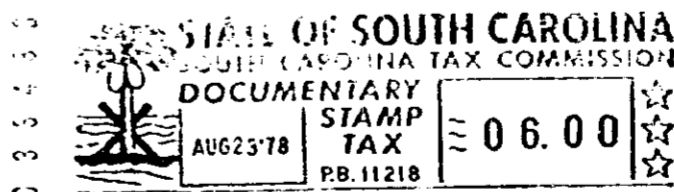
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Town of Fountain Inn, at the intersection of Case Street and South Main Street and being the eastern portion of a tract of land shown on a plat of property of Billie C. Patton by Carolina Engineering and Surveying Company, dated January 14, 1965, and recorded in the R. M. C. Office for Greenville County in Plat Book III, at Page 23, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwestern corner of the intersection of Case Street and South Main Street, and running thence with the Western side of Case Street South 52-34 W. 30.1 feet to an iron pin; thence N. 42-40 W. 44.6 feet to a point in the center of the wall separating the lot and building herein conveyed from the building presently occupied by Younts, Spivey & Gross; thence with the center of said wall, which wall as hereinafter set forth shall be a party wall, in a North-easterly direction 32 feet more or less to a point on the Southwestern side of South Main Street; thence with the side of said Street, South 38-00 E. 44.6 feet to an iron pin at the point of beginning.

This is the same property conveyed to Melvin K. Younts, et al by deed of Billie C. Patton dated June 14, 1966 recorded in Deed Book 802, Page 241, R. M. C. Office for Greenville County; deed from C. Thomas Cofield III to Melvin K. Younts dated December 18, 1975 recorded in Deed Book 1029, Page 113, R. M. C. Office for Greenville County; and deed from W. Allen Reese to Melvin K. Younts dated August 15, 1978 to be recorded in the R. M. C. Office for Greenville County simultaneously with this mortgage.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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