

Mortgagee's address: 301 College Street, Greenville, S. C.

BOOK 1443 PAGE 544

GREENVILLE CO. S.C.

SEP 10 1978

RECORDED

MORTGAGE

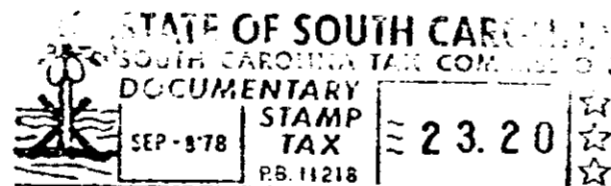
THIS MORTGAGE is made this 7th day of September, 1978 between the Mortgagor, Kenneth E. Young and Yvonne L. Young, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Eight Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008..;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the western side of Queensbury Road near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 140 of a subdivision known as Section III, Northwood Hills, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book YY at Page 37 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Queensbury Road at the joint front corner of Lots Nos. 140 and 141 and running thence with the joint line of said lots, N. 62-25 W., 176.5 feet to an iron pin; running thence N. 26-35 E., 20.2 feet to an iron pin; running thence N. 30-56 E., 115 feet to an iron pin; running thence N. 35-48 E., 20 feet to an iron pin at the joint rear corner of Lots Nos. 140 and 139; running thence with the joint line of said lots, S. 51-02 E., 190.9 feet to an iron pin on the western side of Queensbury Road; running thence with the western side of said road, S. 40-34 W., 60.0 feet; thence continuing with said road, S. 34-10 W., 60 feet to an iron pin, point of beginning; being the same conveyed to the mortgagors by William A. Vaughn by deed recorded in the R. M. C. Office for Greenville County on June 13, 1975 in Deed Vol. 1019, at Page 806.



which has the address of 7 Queensbury Road, Greenville, South Carolina 29609 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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