

Box 512 E. Mill St.
Greenville, S.C. 29601

STATE OF SOUTH CAROLINA

FILED
CO. S. C.

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1488 288

OCT 30 11 30 AM '79

ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, DELIAH RUTH HILL

(hereinafter referred to as Mortgagor) is well and truly indebted unto F. M. YOUNTS

(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 SEVEN HUNDRED AND NO/100-----
-----Dollars \$ 700.00----- due and payable

IN ACCORDANCE WITH NOTE THIS DATE SIGNED

with interest thereon from date at the rate of -----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, Town of Fountain Inn, shown as Lot 14 of Block A on a plat of Friendship Heights Subdivision, which plat is recorded in the RMC Office for Greenville County in Plat Book RR, Page 159 and a more recent plat of Deliah Ruth Hill as prepared by Richard D. Wooten, Jr., RLS, dated August 21, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7m, Page 87, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Friendly Street and running thence with said Street S. 29-00 W., 80.0 feet to an iron pin; thence N. 61-00 W., 180.0 feet to an iron pin; thence N. 29-00 E., 80.0 feet to an iron pin; thence S. 61-00 E., 180.0 feet to an iron pin on Friendly Street, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of M. Kemp Younts, Jr. as recorded in the RMC Office for Greenville County in Deed Book 1109, Page 483, recorded August 23, 1979.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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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