

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
NOV 20 3 35 PM '79  
TANKERSLEY  
R.M.C.

BOOK 1488 PAGE 960

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MELVIN K. YOUNTS, HAROLD L. COOPER, CHARLES L. BELL, VERNON R. COOPER AND LOUISE C. BELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE 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 ONE HUNDRED FORTY FIVE THOUSAND AND NO/100--  
-----Dollars \$ 145,000.00 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, situate, lying and being in the Town of Fountain Inn, containing 2 1/2 acres, more or less, according to plat prepared by C. O. Riddle, RLS, dated August 12, 1965 and a more recent plat of Montgomery Surveying, dated December, 1974 and more fully described according to both plats, to-wit:

BEGINNING at an iron pin at the joint corner of ACL Railroad right-of-way and Duke Power Company power line right-of-way and running thence S. 30-50 E., 254.00 feet to an iron pin; thence S. 59-00 W., 199.00 feet to an iron pin; thence S. 72-39 W., 150 feet to an iron pin; thence N. 28-07 W., 298.65 feet to an iron pin at the edge of said ACL right-of-way; thence along said right-of-way N. 72-39 E., 150 feet to an iron pin; thence continuing with said right-of-way N. 72-31 E., 190 feet to an iron pin, the point of beginning.

This being a portion of the property as conveyed to mortgagors by deeds recorded in the R. M. C. Office for Greenville County in Deed Book 1051, Page 649; Deed Book 1051, Page 648; Deed Book 1025, Page 599; Deed Book 787, Page 579; Deed Book 787, Page 477, and the Estate of Charles T. Bell, Apartment 1183, File 4, Probate Court for Greenville County.

GCTO ----- NO 20 79 820

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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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