

Mortgagee's Address: 3488 Augusta Rd., Greenville, S.C. 29615  
MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

BOOK 1491 PAGE 507

STATE OF SOUTH CAROLINA } FILED  
COUNTY OF GREENVILLE } CO. S. C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAN 30 4 56 PM '80

WHEREAS, ROYAL B. YOUNG, ANNEAERSLEY  
N.Y.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT S. PEELE and HELEN PEELE

(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 Twenty-Five Thousand and no/100

Dollars (\$25,000.00 ) due and payable

with interest thereon from date at the rate of nine per centum per annum, to be paid:  
in equal monthly installments of Two Hundred Fifty-Three and 75/100 (\$253.75) Dollars each, commencing March 1, 1980 and the final payment due and payable February 1, 1995

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, the Mortgagee's heirs, successors and assigns:

~~ALL THAT CERTAIN PARCEL OR LOT OF LAND, WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN GREENVILLE TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, LOCATED ABOUT 3-1/2 MILES FROM THE GREENVILLE COUNTY COURTHOUSE ON THE WEST SIDE OF AUGUSTA ROAD (U.S. HIGHWAY NO. 25) AND BEING SHOWN ON A PLAT PREPARED BY W. R. WILLIAMS, JR., ENGINEER/SURVEYOR, DATED JANUARY 21, 1980, ENTITLED "SURVEY FOR ROYAL B. YOUNG", AND HAVING ACCORDING TO SAID PLAT AND SURVEY THE FOLLOWING METES AND BOUNDS, TO-WIT:~~

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, located about 3-1/2 miles from the Greenville County Courthouse on the west side of Augusta Road (U.S. Highway No. 25) and being shown on a plat prepared by W. R. Williams, Jr., Engineer/Surveyor, dated January 21, 1980, entitled "Survey for Royal B. Young", and having according to said plat and survey the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Augusta Road at the corner of property now or formerly belonging to Cheros, said point being 95 feet north of the intersection of Patton Road and Augusta Road, and running thence S. 88-45 W. 95.2 feet to an old iron pin in line of property now or formerly belonging to Blakeley; thence N. 1-20 W. 80.8 feet to an old iron pin in line of property now or formerly belonging to Albert; thence N. 77-45 E. 113.7 feet to an iron pin on the western right of way line of Augusta Road; thence with the western right of way of Augusta Road S. 1-13 E. 102.5 feet to the beginning corner.

ALSO, all of the right, title and interest of mortgagor in and to a permanent easement for means of ingress and egress over and across a certain triangular strip located on the west side of Augusta Road at the joint front corner of property now or formerly belonging to Cheros, and being described as follows:

BEGINNING at the joint front corner of the property above described and property now or formerly belonging to Cheros and running thence with the western right of way line of Augusta Road S. 1-13 E. 16.9 feet; thence N. 45-00 W. 23.4 feet; thence N. 88-45 E. 16.2 feet to the point of beginning.

This is a second mortgage being junior to a first mortgage on the above-described premises executed by Royal B. Young to First National Bank of South Carolina, dated January 30, 1980 in the principal amount of \$30,000.00, said mortgage having been recorded on January 30, 1980 in the R.M.C. Office for Greenville County, S. C. in R.E.M. Book 1494, Page 498.

This is the same property conveyed by deed of the mortgage recorded herewith.

STATE OF SOUTH CAROLINA  
RECORDS & DOCUMENTS  
RECEIVED  
JAN 30 1980  
\$10.00

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