

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
CO. S. C. MORTGAGE OF REAL ESTATE  
1981 PH 180 ALL WHOM THESE PRESENTS MAY CONCERN:  
HARRISLEY

WHEREAS, I, M. Kemp Younts, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ella Footman and Nash Gray

(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 Thousand and No/100 Dollars \$ 20,000.00 due and payable

May 10, 1981

with interest thereon from date at the rate of twelve per centum per annum, to be paid: quarterly

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, in the Town of Fountain Inn, being shown and designated as Lots 9, 10, 27, 28 and part of Lot 8 and part of Lot 29 on plat of J. W. Givens as recorded in the RMC Office for Greenville County in Plat Book E, Pages 280 and 281 and a more recent plat of Joe M. Younts as prepared by Carolina Surveying Company dated April 1, 1980 and recorded in the RMC Office for Greenville County in Plat Book 8-B, Page 20, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Givens Street and running thence with said Street N. 63-45 W. 146 feet to an iron pin; thence turning and running N. 26-15 E. 293.0 feet to an iron pin on North Main Street; thence with said Street S. 63-45 E. 146 feet to an iron pin; thence turning and running S. 26-15 W. 293.0 feet to an iron pin on Givens Street, the point of beginning.

This is the identical property as conveyed to mortgagor by mortgagees by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1126, Page 488.

RECORDED  
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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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