

1103 Deerwood Street, Columbia, S. C. 29205

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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, DAVID T. YOUNG AND GLORIA G. YOUNG

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES T. YOUNG, JR.

(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 FOURTEEN THOUSAND AND NO/100

Dollars (\$ 14,000.00) due and payable

IN ANNUAL installments of Two Thousand Three Hundred Twenty-Four and No/100 (\$2,324.00) Dollars per year, Beginning September 1, 1981 and continuing yearly until paid in full.

with interest thereon from August 28, 1980 at the rate of 12% per centum per annum, to be paid: AS SET OUT ABOVE.

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:

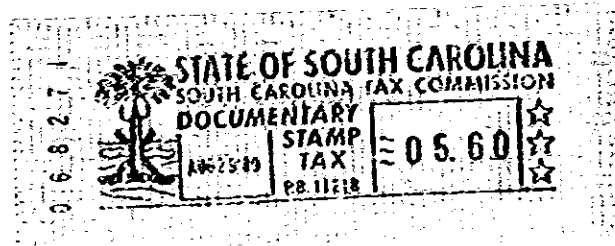
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that piece, parcel or lot of land lying and being situate in the County of Greenville, State of South Carolina on the Southern side of Old Easley Bridge Road as Lot No. 6 on a plat of Yown Estates as prepared by Dalton & Neves Engineers, dated March, 1972, recorded in Plat Book 4-N at page 65 in the R.M.C. Office for Greenville County, S. C. and having such metes and bounds as shown thereon.

Derivation: Deed Book 1132, Page 254 Murray M. Curry and Eileen M. Curry 8/28/80

THIS mortgage is non-transferable or assignable at a Twelve (12%) per cent interest rate, but may be transferred or assigned at other terms acceptable by the Mortgagee.



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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