

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
S. C.
14 '80
SLEY

Amount advanced
\$5,728.56

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

WHEREAS, We, Herbert R. Young and Ruby B. Young

1527 274

(hereinafter referred to as Mortgagor) is well and truly indebted unto Termplan Inc. of South Carolina P.O. Box 6521 Station B, 1421-B Laurens Road, Greenville, S.C. 29606

(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 thousand seven hundred eighty six dollars and fifty-six cents

Dollars (\$ 7786.56) due and payable
in forty eighty monthly installments - one installment of one hundred seventy two dollars and fifty-six cents and 47 installments of one hundred and sixty two dollars each commencing on 20th day of January 1981 and due and payable on the 20th day of each month until paid in full.

with interest thereon from 12-16-80 at the rate of 18.88 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:

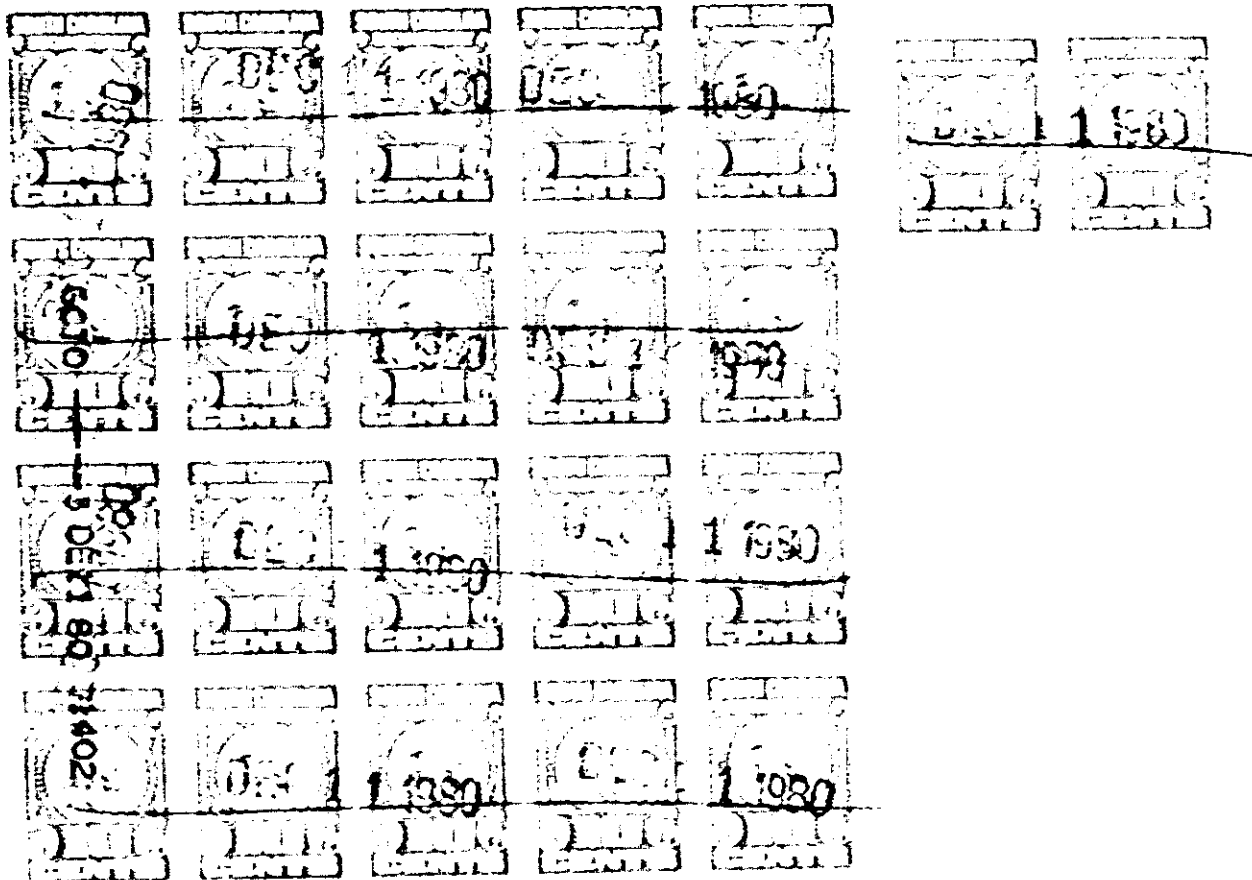
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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 and lot of land in the County of Greenville, State of South Carolina, lying and situate in Greenville County, on the South side of Stokes Road, as shown on a plat of J. P. Looper and Sara Ann Looper made by Jones Engineering Service, August 22, 1969, and having the following metes and bounds:

BEGINNING at a point in the center of Stokes Road, a distance of 197' N. 61-35 E. from joint front corner of property of John Gresham, running thence N. 62-00 E. 100.0' thence N. 65-54 E., 77' to a point in the center of Stokes Road, thence S. 29-26 E. 541.0' to an iron pin, thence along rear line S. 55-53 W., 365.0' to an iron pin, thence along line of Gresham property, N. 37-31 W., 140.5' to an iron pin, thence N. 46-47 E., 227.3' to an iron pin, thence N. 34-05 W., 400.0' to point of beginning.

Being part of the land which by deed dated September 10, 1971 and recorded among the Land Records of Greenville County in Book 924, Page 617, was conveyed by J. P. Looper and Sara Ann P. Looper, his wife, to Herbert R. Young and Ruby B. Young, his wife.



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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