

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 20 3 23 PM '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, James E. Roach and Barbara A. Roach

(hereinafter referred to as Mortgagor) is well and truly indebted unto Richard A. Young and Laura D. Young

(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/100ths

Dollars (\$ 14,000.00 ) due and payable

with interest thereon from August 1, 1981 at the rate of twelve (12) per centum per annum, to be paid: as set forth in said note.

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:

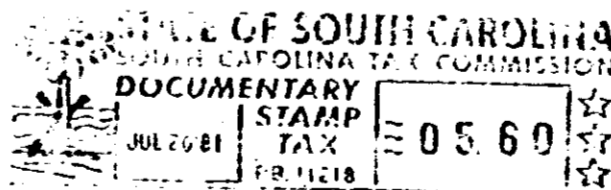
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, City of Greenville, being shown and designated as part of Lot 31 on Plat of University Heights which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book Y, Page 53, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Midland Street at the joint front corner of Lots 33 and 31, and running thence with the rear line of Lots 33 and 32, northwest 203 feet to an iron pin in line of Lot 32; thence a new line through Lot 31, northeast 110 feet, more or less, to an iron pin in the line of Lot 31, rear corner of Lots 19 and 30; thence with the line of Lot 30, S 31-20 E 203 feet to an iron pin on the northern side of Midland Street; thence with the northern side of Midland Street, S 68-30 W 100 feet to an iron pin; thence continuing along the northern side of Midland Street, S 69-30 W 46 feet, more or less, to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1152, Page 25, on July 20, 1981.

No transfer or conveyance of the above described property shall be made by any means including, but not limited to, bond for title, lease, lease-purchase, lease-option, or otherwise, without the prior written approval of the mortgagee herein, and said approval shall not be unreasonably withheld.



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 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.