



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 5,006 .04

THIS MORTGAGE is made this 5TH day of March 19 84 between the Mortgagor, Jimmy Young and Laura J. Young (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven thousand eight & 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1989

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel and lot of land in Grove township, County of Greenville, State of South Carolina, as shown on a Plat of property of Jimmy Young dated October 1, 1973 by Jones Engineering Service, L. S. No. 1144, the same being recorded herewith as a part of this Deed or Recorded in PlatBook 5C, at Page 84, Office of the R.M.C. for Greenville County, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the west side of Young Road, joint corner of property of Billy Young as shown on the Plat, said point being 41.5 Feet from an O.I.P., and running thence along a joint line S. 73-52 W. 220 Feet across a Natural Gas Line Right of Way (and subject to it) to an iron pin; thence S. 14-18 E. 200 Feet to an iron pin; thence N. 73-52 E. 220 Feet across a Natural Gas line Right of Way to an iron pin in or along Young Road; thence N. 14-18 W. 200 Feet along Young Road to the point of beginning; Subject to the Natural Gas Line Right of Way; and, Subject to Young Road and any rights of way, easements, restrictions, or utilities apparent or of record.

This property is shown as a part of property now in Tax District 110 Sheet 594.1 Block 1 Lot 13.

DERIVATION: This is the same property conveyed by deed of George Young unto Jimmy Young, his heirs and assigns, dated October 4, 1973, recorded October 5, 1973, in Volume 985 at Page 554 of the RMC Office for Greenville County, Greenville, S. C.

which has the address of Rt. 4 Box 148 Young Drive Piedmont South Carolina 29673 (herein "Property Address"); (Street) (City) (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

