MORTGAGE OF REAL ESTATE Form Prepared by Hangsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

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The State of South Carolina, State SLEY

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County of

Greenville

To All Whom These Presents May Concern: JOHN H. YOUNG AND JANE J. YOUNG

SEND GREETING:

Whereas, we , the said John H. Young and Jane J. Young

in and by our

certain

promissory

note in writing, of even date with these

presents, are well and truly indebted to THRACE M. BAKER

in the full and just sum of Eighty-seven Thousand and No/100 (\$87,000.00)------Dollars

,to be paid according to the terms of the aforesaid promissory note, the last payment being due and payable on August 10, 1983,

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until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of his or its interests to place, and the holder should place, the said note or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgager promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That we , the said John H. Young and Jane J. Young in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said Thrace M. Baker

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to us , the said John H. Young and Jane J. Young

, in hand well and truly paid by the said Thrace M. Baker

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Thrace M. Baker, her heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being at the Southwestern corner of the intersection of McDaniel Avenue and Crescent Court, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 7 and a portion of Lot No. 14 as shown on a plat prepared by C. M. Furman, Jr., Engineer, dated May, 1930, entitled "Estate of T. Q. Donaldson", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book I at page 26, and having, according to a more recent plat prepared by Webb Surveying & Mapping Co., dated July 23, 1980, entitled "Property of John H. Young and Jane J. Young", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book of C at page 91, the following metes and bounds:

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