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CREENVISE CO. S. C.

MORTGAGE-INDIVIDUAL FORM- NYKKNYKENWEENHYKKEN, GREENVILLE, S. C.

STATE OF SOUTH CAROLINASU 4 14 PH OU

COUNTY OF GREENVILLENNIE CHARGERSLEY

MORTGAGE OF REAL ESTATE

WHEREAS, Larry L. Young and Jean H. Young

thereinafter referred to as Mortgagor) is well and truly indebted unto Betty B. Farry

thereinafter 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 Fifteen Thousand and No/100-----

TO ALL WHOM THESE PRESENTS MAY CONCERN:

in accordance with the terms of the note of even date herewith which are incorporated herein by reference

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, its successors and assigns:

ALL that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, being known as Lot No. 38, Chisolm Trail of Section 2, Parkins Lake Development near Greenville, S.C. according to a plat made October 22, 1962 by R. K. Campbell, Engineer and recorded in the RMC Office for Greenville County, South Carolina in Plat Book YY at page 93 and having according to a more recent survey prepared by Freeland & Associates dated October 23, 1980, entitled PROPERTY OF LARRY L. YOUNG AND JEAN H. YOUNG the following metes and bound, to-wit:

Beginning at an iron pin on the north side of Chisolm Trail at the joint front corner of Lots No. 38 and 29 and running along the line of Lot No. 39, N. 56-07 W., 170 feet to a iron pin at the joint rear corner of Lots 38 and 39; thence along the rear line of Lots 36 and 37, S. 29-41 W., 218 feet to an iron pin on Timrod Way; thence along Timrod Way, S. 70-27 E., 67.6 feet; thence contining with the curve of Timrod Way, S. 57-45 E., 50 feet; to an iron pin on Chisolm Trail; thence along Chisolm Trail, N. 51-30 E.,91.4 feet to an iron pin; thence continuing along Chisolm Trail, No. 40-07 E., 100 feet to an iron pin; thence continuing along Chisolm Trail, N. 33-55 E., 12.7 feet to the beginning corner.

The above property is the same property conveyed to the mortgagors by deed of Merrill Lynch Relocation Management, Inc. to be recorded.

SOUTH CAROLINA

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

ON 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 whomseever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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