

FILED
GREENVILLE CO. S. C.
MAR 9 3 03 PM '77
CONNIE S. TANKERSLEY
R.H.C.

BOOK 1409 PAGE 521



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

HAROLD YOUNG AND MARGARET D. YOUNG

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of 22,000.00 ---
---Twenty Two Thousand and No/100--- (\$)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of One Hundred Sixty Nine and 17/100 ---
---169.17--- (\$) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 30 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

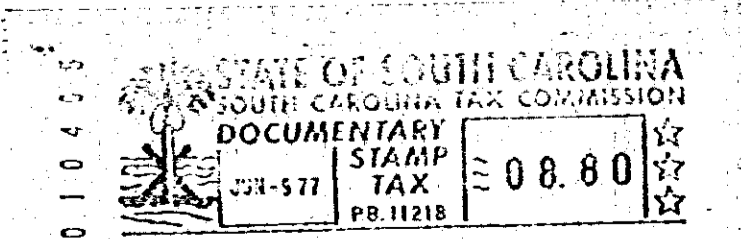
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as one (1) acre, more or less, on a plat entitled "Property Surveyed at the Request of Harold Young", prepared by J. L. Montgomery, III, R.L.S., dated February 28, 1977, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the edge of Laurel Drive, said iron pin being approximately 730.79 feet Northeast of Ridge Road and running thence S. 58-06 E. 210 feet to an iron pin; thence N. 31-52 W. 200 feet to an iron pin; thence N. 58-06 W. 210 feet to an iron pin in the edge of Laurel Drive; thence along the edge of Laurel Drive S. 31-52 W. 200 feet to the point of beginning.

This being the same property conveyed to the Mortgagor, Harold Young, by deed of Margaree Y. Massenburg, dated March 23, 1977; by deed of Hattie Mae Y. Jackson, dated March 12, 1977; and by deed of Hattie Young, Johnny J. Young, Thomas Young, Bill Young, Arthur Young, & Frances Young, dated March 31, 1977, said deeds being recorded on April 4, 1977, in the R.M.C. Office for Greenville County in Deed Book 1053, at Page 942; in Deed Book 1053, at Page 940; and in Deed Book 1053, at Page 944, respectively; and also being a portion of the property which the Mortgagor, Harold Young, received from the Estate of Woodrow Young, said Estate being duly filed in the Probate Court for Greenville County in Apartment 1425, at File 23.

This being the same property conveyed to the Mortgagor, Margaret D. Young, by deed of Harold Young, dated April 12, 1977, and recorded on April 13, 1977, in the R.M.C. Office for Greenville County in Deed Book 1054, at Page 543.



1550

4328 RV-23

3000