

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1182-1507

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS SHALL COME, I, CARRIE ROSA GREENVILLE YARBRO  
hereinafter referred to as Mortgagor,

SEND GREETINGS WHEREAS, Mortgagor is well and truly indebted unto The Ervin Company  
hereinafter referred to as Mortgagee,

as evidenced by the Mortgagor's written promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Hundred Twenty-Seven Thousand Dollars (\$227,000.00); with interest to be repaid as set forth in said note; and WHEREAS, the Mortgagor hereafter, ~~and hereafter~~, become indebted to said Mortgagee for an additional sum or sums for any purpose, including future advances, and for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments and necessary repairs; provided that any additional funds advanced and paid over by Mortgagee, whether for future advances or any other purpose, shall be so limited in amount that the sum total of all such advances, together with any balance due on the original principal debt, shall not, at the time of any such advance, exceed an amount equal to double the principal debt set forth above; NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, 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 become indebted to the Mortgagee at any time for advances made to or for Mortgagor's 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 hereby grant, bargain, sell and release unto the Mortgagee, its SUCCESSORS and assigns forever, the following described property:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the south side of Pelham Road, containing 10.5 acres, more or less, as shown on survey for Ervin Industries, Inc., prepared by Neal R. Phillips, Surveyor, dated July 25, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at iron pin at intersection of Butler Springs Road and Pelham Road and running thence S. 14-22 W. 752.2 feet to IPS in ditch; thence N. 80-00 W. 724.7 feet to iron pin; thence N. 35-49 E. 983.9 feet to iron pin; thence S. 59-00 E. 378.8 feet to the point of beginning.

Being that same property conveyed to The Ervin Company by Ruth H. Hodgens, formerly Ruth M. Vaughn, et al, by deed dated October 20, 1969, and recorded in Book 878 at page 6 in the Register of Mesne Conveyance for Greenville County, South Carolina.

The above property is conveyed subject to all easements, rights of way, and restrictive covenants of record in the chain of title.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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, is to be considered a part of the real estate.

For 1969-1970  
1182-1507