

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Robert E. Yeargin and June Watkins Yeargin

(hereinafter referred to as Mortgagor) is well and truly indebted unto

(hereinafter 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

Four thousand seventy-four and 64/100----- Dollars (\$ 4,074.64) due and payable in sixty (60) monthly installments of \$84.59 each, the first of these due and payable on May 15, 1974 with a like amount due on the 15th of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 9 per centum per annum, to be paid: monthly

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 Mortgagee at any time for advances made to or for his 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 grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as Lot 2 on plat of property of W. G. Raines by Dalton & Neves Company, Engineers, August, 1973, said plat being recorded in the R. M. C. Office of Greenville County in Plat Book 4X at Page 65 and having according to said plat the following metes and bounds, to - wit :

BEGINNING at an iron pin in the center line of West Georgia Road, joint front corner of lots 2 and 3 and running thence with the center line of said Road the following courses and distances : S. 55-50 W. 100 feet, S. 50-00 W. 100 feet, S. 42-52 W. 100 feet to an iron pin in the center line of West Georgia Road, joint front corner of lots 1 and 2 ; thence with the common line of said lots S. 11-53 E. 441.4 feet ~~feet~~ to an iron pin, joint rear corner of said lots ; thence with the rear line of Lot 2 and property now or formerly of L. G. Kirtley N. 72-32 E. 270 feet to an iron pin, joint rear corner of lots 2 and 3 ; thence with the line of said lots N. 12-31 W. 557.8 feet to an iron pin, the point of beginning and containing 3.0 acres net .

This is the same property conveyed to Robert E. Yeargin and June Watkins Yeargin by deed of Billy L. Allen recorded in the Office of RMC for Greenville County.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, on the premises, appearing of record or on the recorded plat which affect the property hereinabove described.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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 whomsoever lawfully claiming the same or any part thereof.

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