

Mortgagee's address: Box 6508, Greenville, SC 29606

BOOK 1458 PAGE 410

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 507 PLETTIGRIST GREENVILLE, SC 29603

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE

JAN 31 1 10 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, NORTH STREET DEVELOPMENT COMPANY, INC.-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT H. YEARGIN-----

(hereinafter referred to as Mortgage) 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 Forty Thousand and No/100-----

Dollars (\$ 40,000.00) due and payable

on March 1, 1979,

with interest thereon from date at the rate of 9% per centum per annum, to be paid at maturity.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgage 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 Mortgage 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 making 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 tract of land situate, lying and being on the west side of South Pleasantburg Drive (S. C. Highway No. 291) in the city and county of Greenville, State of South Carolina, containing 4.02 acres, according to plat of property of Dan E. Bruce, et al, by Dalton & Neves Co., Engineers, dated January, 1974, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property of Greenville Country Club S. 5-28 E., 2,250 feet from the intersection of the rights-of-way of Cleveland Street and South Pleasantburg Drive, and running thence with the line of the right-of-way of South Pleasantburg Drive as follows: S. 5-28 E., 257.2 feet to an iron pin; S. 5-26 E., 42.8 feet to an iron pin; S. 3-17 E., 100 feet to an iron pin; S. 0-13 E., 100 feet to an iron pin; S. 2-41 W., 100 feet to an iron pin; S. 5-48 W., 100 feet to an iron pin in the line of property of Dr. R. E. Ingold; thence with the line of property of said R. E. Ingold; S. 24-42 W., 254.2 feet to an iron pin in the line of property of Greenville Country Club; thence along the line of property of Greenville Country Club as follows: N. 7-36 E., 42.9 feet to an iron pin; N. 4-52 E., 100 feet to an iron pin; N. 4-00 W., 100 feet to an iron pin; N. 5-28 W., 256.7 feet to an iron pin; thence N. 24-32 E., 250 feet to the beginning corner.

This is a portion of the property conveyed to the Mortgagor herein by deed of Robert H. Yeargin recorded in the Greenville County R.M.C. Office on the 31 day of JANUARY, 1979, in Deed Book 1096 at Page 221.

CCO

RECORDED  
JAN 31 1979  
1600

Together with all and singular rights, members, hereditaments, 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.

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.

The Mortgagor further covenants and agrees as follows

- 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 Mortgagor 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 same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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