

BOOK 583 PAGE 158

MORTGAGE OF REAL ESTATE - Prepared by W. Walter Williams, Jr., Greenville, S. C.

The State of South Carolina,
County of Greenville

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: I, William Yeargin

SEND GREETING:

Whereas, I, the said William Yeargin hereinafter called the mortgagor(s)
in and by my certain promissory note in writing, of even date with these presents, am well and truly
indebted to H. Eugene Trammell

hereinafter called the mortgagee(s), in the full and just sum of Two Thousand Six Hundred Ninety-four
and 68/100 - - - - - DOLLARS (\$ 2,694.68), to be paid
five years from date

, with interest thereon from date
at the rate of four (4%) percentum per annum, to be computed and paid

semi-annually until paid in full; all interest not paid when due to bear
interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole
amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose
this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, be-
fore its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder
should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases
the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be
added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid,
and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in con-
sideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mort-
gagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and
released and by these Presents do grant, bargain, sell and release unto the said H. Eugene Trammell,

All that piece, parcel or lot of land in Greenville Township, Green-
ville County, state of South Carolina, on the northern side of Paris
Mountain Avenue, near the city of Greenville, being shown as Lot No. 53
on plat of the Perry property, recorded in the R. M. C. Office for Green-
ville County in plat book "0" at page 45, and described as follows:

Beginning at a stake on the northern side of Paris Mountain Avenue,
60 feet east from Newland Avenue at corner of lot No. 52, and running
thence with the line of said lot N. 5-50 W. 100.5 feet to a stake; thence
continuing with the line of said lot N. 3-13 W. 50 feet to a stake in line
of Lot No. 50; thence with the line of said lot N. 87-45 E. 62.5 feet to
a stake at corner of Lot No. 54; thence with line of said lot S. 5-50 E.
146.2 feet to a stake on Paris Mountain Avenue; thence with the northern
side of Paris Mountain Avenue; S. 84-28 W. 65 feet to the beginning cor-
ner.

This mortgage is given to secure a portion of the purchase price of
the above described property and is junior in lien to that certain
mortgage given by Herman Price Wigley to the Canal Insurance Company
dated December 3, 1947 recorded in mortgage volume 474 at page 131 of
the R. M. C. Office for Greenville County, which mortgage has been
assigned to the New York Life Insurance Company, on which there is a
balance due of \$5,655.32.

Handwritten notes and signatures at the bottom of the page, including names like "H. Eugene Trammell" and "William Yeargin" and various dates and initials.