



State of South Carolina, }
County of ~~ANDERSON~~
GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, J. M. Yeargin-----
(also known as Joseph M. Yeargin) and Monnie T. Yeargin-----

of the County and State aforesaid, hereinafter, whether one or more, called the Mortgagor, SEND GREETINGS:

WHEREAS, the Mortgagor in and by a certain promissory note, in writing of even date with these presents as well and truly indebted to THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, of the County and State aforesaid, a body corporate under the laws of the State of South Carolina, in the full and just sum of Eight Thousand (\$8,000.00)-----Dollars, with interest at the rate of -----5 1/2----- per centum per annum, to be repaid in installments of Fifty-six and no/100-----(\$ 56.00) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest has been paid, said monthly payments to be applied first to the payment of interest, computed and paid monthly on the unpaid balance, and then to the payment of principal; said note further providing 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 (30) days, or upon the breach of any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable; said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same, while past due, be placed in the hands of an attorney for collection, as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, at and before the signing 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 said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, the following described property, to-wit:

All that lot of land situate on the South Side of Maple Drive, near the Town of Mauldin, in Greenville County, S. C., being shown as Lot 68 on Plat of Peachtree Terrace, made by Dalton & Neves, Engineers, January 1956, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book EE, page 189, and having according to said plat the following metes and bounds, to wit: BEGINNING at an iron pin on the South side of Maple Drive near the intersection of Maple Drive with Ashmore Bridge Road and runs thence along Maple Drive N 88-17 E Forty (40) feet to an iron pin; thence with the curve of Maple Drive (the chord being N 80-52 E One Hundred (100) feet) to an iron pin; thence still with the curve of Maple Drive (the chord being No 70-16 E One Hundred (100) feet) to an iron pin; thence with the curve of Maple Drive and Rosewood Circle (the chord being S 77-0 E Sixty and seven-tenths (60.7) feet) to an iron pin on the Southwest side of Rosewood Circle; thence along Rosewood Circle S 39-0 E Fifty-two (52) feet to an iron pin; thence S 51-0 W One Hundred Ninety-eight and five-tenths (198.5) feet to an iron pin; thence N 53-0 W Two Hundred Thirteen (213) feet to an iron pin on the South side of Maple Drive the beginning corner, and being one of the lots of land conveyed unto F. S. Leake, Sur., F. S. Leake, Jr., and G. Sidney Garrett by E. M. Bishop, by deed dated April 10, 1962, of record in the Office of R.M.C. for Greenville County, S. C., in Deed Book 700 at page 458, and being the same lot of land conveyed unto J. M. Yeargin (also known as Joseph M. Yeargin) and Monnie T. Yeargin by-----