

GREENVILLE CO. S. C.

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USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Harry O. Yearick

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 Thirty-Five Thousand and no/100-----

DOLLARS (\$ 35,000.00---), with interest thereon from date at the rate of seven and one-half (7 1/2%) per centum per annum, said principal and interest to be repaid as therein stated, and;

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 purpose;

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 Greenville, Oneal Township, lying on the eastern side of Pennington Road, being shown and designated as 15.18 acres on a plat of the property of Mrs. Sallie Crain, prepared by H. S. Brockman, Registered Surveyor, dated October 10, 1955, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at page 371, and, according to said plat, having the following courses and distances to wit:

BEGINNING at a point in the approximate center of Pennington Road and running thence with the approximate center of Pennington Road, N. 03-35 E. 659 feet to a point; thence N. 81-15 E. 1,131 feet, more or less, to a point; thence N. 71-45 E. 625 feet to a white flint stone; thence S. 46-00 E. 57 feet to a point which is the common corner of property now or formerly of M. A. and Agnes S. Edwards and property now or formerly of Sallie Arms Crain; thence continuing with the said Edwards line, S. 71-45 W. 668 feet; thence S. 80-45 W. 431 feet; thence running S. 01-20 W. 661 feet to a white oak; thence S. 36-25 W. 554 feet to a point in the common line of said Edwards property, property now or formerly of Barnett, and property now or formerly of Sallie Arms Crain; thence N. 42-45 W. 531.5 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by Deed from William Haskell Crain, as Executor of the Estate of Sallie Arms Crain, by Deed recorded in the R.M.C. Office of Greenville County in Deed Book 890, page 257.

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, be considered a part of the real estate.