

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAIL TO
GADDY & DAVENPORT
P. O. BOX 10267
GREENVILLE, S. C. 29617

FILED
GREENVILLE CO. S. C.

BOOK 1415 PAGE 167

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Frank Ulmer Lumber Company
P. O. Box 8476
Greenville, S. C.

WHEREAS, I Edward H. Yeomans

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank Ulmer Lumber Company, Incorporated

(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 Five Thousand Three Hundred Twenty and 33/100----- Dollars (\$ 5,320.33---) due and payable in equal monthly installments of \$200.00 commencing on September 15, 1977, and continuing on the 15th day of each month thereafter until principal and interest is fully paid.

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid:

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 Greenville, in Gantt Township, and being shown on a plat of the property of J. F. Murrell by Terry T. Dill, dated January 15, 1964, and recorded in plat book EEE at page 169, as follows:

BEGINNING at an iron pin on the northern side of Murrell Road and running thence with the line of J. F. Murrell, N. 20 W. 105 feet to an iron pin; thence N. 4 E. 109 feet to an iron pin; thence N. 66-30 E., 65.8 feet to an iron pin; thence along the line of E. H. Yeomans, S. 2-30 W. 221 feet to an iron pin on the northern edge of Murrell Road; thence with the edge of said Road, S. 64-40 W., 25 feet to the point of beginning.

ALSO: All that lot of land in the State of South Carolina, County of Greenville, being shown and designated as Lot N. 8 on a plat of Poplar Valley, prepared by J. C. Hill, Surveyor, dated November 11, 1949, and recorded in plat book V at page 97, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Murrell Road at the joint front corner of Lots 7 and 8 and running thence with the line of Lot 7 N. 12 E., 191.4 feet to an iron pin; thence N. 44-30 W., 392.5 feet to an iron pin; thence S. 2-30 W. 506.5 feet to an iron pin on the northern side of Murrell Road; thence with the northern side of Murrell Road and following the curve of the following courses and distances; N. 64-30 E., 111.2 feet to an iron pin, N. 73-45 E., 52.2 feet to an iron pin; thence N. 84 E., 55.5 feet to an iron pin; thence N. 7215 E., 55.3 feet to the point of beginning.

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

First lot of land described herein is the same property conveyed to the mortgagor by deed of Rozelle D. Yeomans dated Oct 1, 1963 and recorded in the RMC Office for Greenville County in Deed Book 740 at Page 307. Lot No. 8 Poplar Valley is the same property conveyed to the mortgagor by deed of Rozelle D. Yeomans dated October 1, 1963, and recorded in the RMC Office for Greenville County in Deed Book 740 at Page 307.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA
TAX STAMP
\$ 02.18
FB 11218

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

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