ADDRESS: 165 > dection 51
Gracewords, 50 49611

MORTGAGE - INDIVIDUAL FORM - MITCHELL, & ARIAIL, GREENVILLE, S.C.

800: 1510 FAST 885

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 9 11 23 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bob R. Janes NIES. TO UNSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gussie M. Yeargin, Connie Delores Yeargin Walker and Annie Gayle D. Henry (hereinafter referred to as Mortgagoe) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated

herein by reference, is the sum of

Seven Thousand Nine Hundred Fifty-seven and 08/100 Dollar (\$ 7,957.08) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

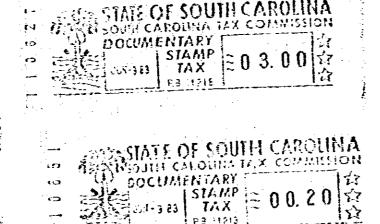
WHEREAS, the Mortgagor may bereafter become indebted to the said. Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, its successors and assigns:

ALL that piece, parcel or lot of land, situate, lying and being in the City and County of Greenville, State of South Carolina, on the west side of Sitka Avenue, being known and designated as Lot No. 14. Parkview Subdivision as shown on plat prepared by Dalton and Neves, dated June, 1942, and which is recorded in the R.M.C. Office for Greenville County, in Plat Book M at Page 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Sitka Avenue at the corner of lots 13 and 14, which point is 75 feet from the intersection of Sitka Avenue and Alaska Avenue, running thence with the line of lot 13, S. 63-45 W. 150 feet to an iron pin on the east side of Neely Drive; thence with Neely Drive, N. 26-15 W. 50 feet to an iron pin, corner of lot 15; thence with lot 15, N. 63-45 E. 150 feet to an iron pin on the west side of Sitka Avenue; running thence with the west side of Sitka Avenue, S. 26-15 E. 50 feet to the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Gussie M. Yeargin, Connie Delores Yeargin Walker and Annie Gayle D. Henry to be recorded herewith.



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 firtures 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 Mortgagor 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:

(1) 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 Mortgager 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.

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