

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Horace Yeargin,

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

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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-SEVEN HUNDRED FIFTY AND no/100 - - - - - DOLLARS (\$ 3750.00), with interest thereon from date at the rate of - - Six - - (6 %) 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, Austin Township, and being Lot No. 120 in a subdivision known as Hunters Acres, just North of Simpsonville, S. C. and more fully described as follows:

BEGINNING on the West side of Boyd Avenue at joint corners of lots 120 and 121 and running N. 80-00 W. 200 feet along joint lines of said lots to an iron pin; thence S. 10-00 W. 75 feet to an iron pin; thence S. 80-00 E. 200 feet along joint lines of lots 119 and 120 to an iron pin on Boyd Avenue; thence N. 10-00 E. 75 feet to the beginning point."

The above description is according to a plat drawn by W. J. Riddle, Surveyor May 1952 and recorded in Plat Book BB, page 41 and is the identical land conveyed to the mortgagor by Jeff R. Richardson by deed dated September 1953 and recorded simultaneously with this mortgage in the office of the R. M. C. for Greenville County.

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.

Handwritten signatures and notes at the bottom of the page, including names like 'Horace Yeargin' and 'Mortgagee'.