

FILED
GREENVILLE CO. S. C.
JUN 11 10 52 AM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1469 PAGE 670

MORTGAGE

THIS MORTGAGE is made this 11th day of June, 1979, between the Mortgagor, Robert K. Yearick, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

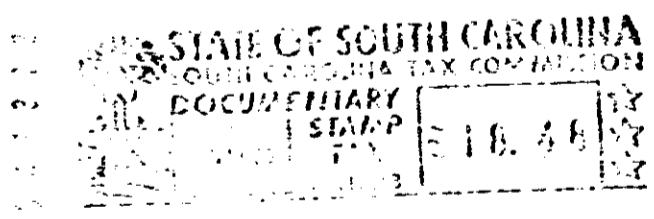
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Six Thousand One Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's notated June 11, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2010.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the north side of Harness Trail, being known and designated as Lot 118 on a plat of Saddle Horse Farms Subdivision recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 79, and being more particularly described as Lot 118 on a plat of Heritage Lakes Subdivision, made by Heaner Engr. Co., Inc., rev. 10/20/77, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-H, at Page 19, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Harness Trail at the joint front corner of Lots 117 and 118 and running thence along the common line of said Lots N. 7-09-40 E. 195.75 feet to an iron pin; thence along the line of property now or formerly of C. G. Vaughn Estate N. 88-02-41 E. 112.31 feet to an iron pin; thence S. 46-52-49 E. 65.65 feet to an iron pin; thence along the common line of Lots 118 and 119 S. 27-10-56 W. 204.29 feet to an iron pin on the north side of Harness Trail; thence along the said Harness Trail N. 72-42-05 W. 95.59 feet to an iron pin, the point of beginning.

This is a portion of that property conveyed to Comfortable Mortgages, Inc. by deed of Mar, Inc., recorded in the RMC Office for Greenville County in Deed Book 1059, Page 502, June 29, 1977, and all of that property conveyed to the Mortgagor herein by deed of Comfortable Mortgages, Inc. recorded simultaneously herewith.



which has the address of Harness Trail, Simpsonville,
(Street) (City)
South Carolina 29681 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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