

Mortgagee's mailing address: 301 College St., Greenville, S. C. 29601

**MORTGAGE**

REC'D S.C. 10 07 AM '80  
1498 143668  
SHERSLEY

THIS MORTGAGE is made this 21st day of March, 1980, between the Mortgagor, Lawrence W. Yeargin, Jr. and Nancy M. Yeargin, (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 Fifty Two Thousand Two Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 lying situate and being in the State of South Carolina, County of Greenville, being shown and designated as part of Lot 481 and part of Lot 477 on a plat of Del Norte Estates Section III-A recorded in the R.M.C. Office for Greenville County in Plat Book 4R, at Page 16, and appearing on a more recent plat entitled "Property of Lawrence W. Yeargin, Jr., and Nancy M. Yeargin", prepared by James R. Freeland, RLS, dated March 19, 1980, and recorded in the R.M.C. Office for Greenville County in Plat Book 7W, at Page 43, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the curvature of Sherborne Court at the joint front corner of Lots 480 and 481 and running along the curvature of Sherborne Court N. 7-08 E. 49.0 feet to an iron pin; continuing thence along the curvature of Sherborne Court N. 40-04 W. 28.7 feet to an iron pin; thence running along a line extending through Lot 481, N. 12-13 E. 121.9 feet to an iron pin at the joint rear corner of Lots 481 and 482; thence S. 83-27 E. 38.0 feet to an iron pin; thence S. 20-54 E. 101.35 feet to an iron pin; thence S. 20-55 E. 71.8 feet to an iron pin at the joint rear corner with Lot 477; thence along a line extending into Lot 477, S. 45-16 W. 35.0 feet to an iron pin; thence continuing on a line extending through Lot 477, S. 65-21 W. 36.0 feet to an iron pin; thence continuing along a line extending through Lot 477, S. 83-09 W. 42.0 feet to an iron pin at the joint corner of Lots 477 and 481; thence running along a joint line of Lots 481 and 480, N. 33-40 W. 25.0 feet to an iron pin on the curvature of Sherborne Court, being the point of BEGINNING.

This property is the same property conveyed to the mortgagors by deed of Creative Builders, Inc., dated June 29, 1973 and recorded in the R.M.C. Office for Greenville County on July 2, 1973, in Deed Book 978, at Page 205, and by deed of Jim Vaughn Enterprises, Inc., dated April 8, 1975, and recorded in the R.M.C. Office for Greenville County on April 14, 1975, in Deed Book 1016, at Page 749.

which has the address of 10 Sherborne Court Greenville,  
(Street) (City)  
South Carolina 29615 (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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