

FHA Form No. 2175 m  
(Revised April 1961)

## MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

We, Gordon B. Yeargin and Parniece O. Yeargin (Same as Margaret Parniece Yeargin) of Greenville, S. C., hereinafter called the Mortgagor, send (s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Fidelity Federal Savings & Loan Association

organized and existing under the laws of South Carolina, a corporation hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seventy-Eight Hundred and No. 00 Dollars (\$ 7800.00 ), with interest from date at the rate of Four & One-Fourth per centum (  $4\frac{1}{4}$  %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings & Loan Association in Greenville, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-Eight and  $\frac{36}{100}$  Dollars (\$ 48.36 ), commencing on the first day of August, 19 52, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July, 19 72.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville State of South Carolina: in Greenville Township, near the City of Greenville, and being known and designated as lots Nos. 9 and 10, of the property of R. S. Ballenger according to plat made by Dalton & Neves, Sept. 1937, recorded in the R.M.C. Office for Greenville County in Plat Book Q at Page 179, and having according to a more recent survey prepared by J. C. Hill July 10, 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Paris Mountain Avenue, at corner of property of R. S. Ballenger Estate, which pin is 363 feet East of the intersection of Paris Mountain Avenue and Beacon Street, and running thence along line of said property, N. 6-13 W. 173.9 feet to iron pin, at joint corner of lots 1 and 10; thence along rear line of lots 1 and 2 of the property of R. S. Ballenger Estate, N. 84-0 E. 119 feet to iron pin at joint rear corner of lots 2 and 3; thence along line of lot 8, S. 6-13 E. 173.7 feet to iron pin on Paris Mountain Avenue; thence along Paris Mountain Avenue, S. 83-50 W. 119 feet to iron pin on Paris Mountain Avenue, the point of beginning.

Being the same premises conveyed to the mortgagors by deeds recorded in Volume 311 at Page 329 and Volume 435 at Page 297.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the