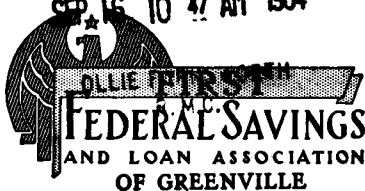


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BOOK 972 PAGE 110



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, William B. Yeargin, of Greenville County,

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Six Thousand and No/100-----(\$ 6,000.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Fifty and 64/100-----(\$ 50.64) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 15 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, being known and designated as Lots Nos. 107, 108 and 109 of a subdivision known as City View Annex as shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book G, at pages 152 and 155, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Crain Avenue at the corner of Lots 106 and 107, and running thence along the line of said Crain Avenue, S. 18-08 E. 150 feet to an iron pin, joint front corner of Lots 109 and 110; thence along the side of said lots, S. 52-30 W. 229.9 feet to an iron pin, joint rear corner of Lots 109 and 110; thence along the rear line of Lot 109, N. 28-30 W. 47.7 feet to an iron pin, rear corner of Lot 109; thence along the side of Lot 108, S. 52-30 W. 50.7 feet to an iron pin, rear corner of Lot 108; thence along the rear lot lines of Lots 108 and 107, N. 28-30 W. 95.4 feet to an iron pin, joint rear corner of Lots 106 and 107; thence along the side line of said lots, N. 52-30 E. 308.8 feet to an iron pin, point of beginning; Lots 107 and 108 being a portion of the property conveyed to me by D. O. Ragan by deed dated February 8, 1952 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 451, at Page 33, and Lot 109 being the same conveyed to me by C. L. Landrum by deed dated March 28, 1953 and recorded in said R. M. C. Office in Deed Vol. 475, at Page 545.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 14 PAGE 168

RECEIVED AND CANCELLED OF RECORD
22 DAY OF January 1964
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:17 O'CLOCK P. M. NO. 2072