

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

NOV 7 9 57 AM 1968

MORTGAGE OF REAL ESTATE

BOOK 1108 PAGE 497

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE EARNSWORTH  
R.M.C.

WHEREAS, Samuel T. & Evelyn Yeargin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance Company of Greenville

(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 One Thousand, Five Hundred, Sixty Dollars & no/100---  
----- Dollars (\$ 1,560.00 ) due and payable

in Thirty Monthly installments at Fifty-Two Dollars each. (30 x \$52.00)

with interest thereon from date at the rate of -----per centum per annum, to be paid:

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 purposes:

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

ALL that lot of land with the buildings and improvements thereon, situate at the corner of Kay Drive and Dolores Street, near the City of Greenville, in Greenville County, State of South Carolina, shown as Lot No. 94, on plat of Belmont Heights, Section II, recorded in the RMC Office for Greenville County, S. C., in Plat Book "GG", at page 99, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwest side of Kay Drive, at joint corner of Lots 94 and 95, and running thence with the line of Lot 95, S. 23-0 W., 135 to an iron pin; thence with the line of Lot 105, N. 66-52 W., 124.4 feet to an iron pin on the Southeast side of Dolores Street; thence with the Southeast side of Dolores Street, N. 23-28 E., 25 feet to an iron pin; thence continuing with the Southeast side of Dolores Street, N. 23-0 E., 85.4 feet to an iron pin; thence with the curve of Dolores Street and Kay Drive (the chord being N. 68-0 E., 35.4 feet) to an iron pin on the Southwest side of Kay Drive; thence with the Southwest side of Kay Drive, S. 67-0 E., 100 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.