

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEFILED
GREENVILLE CO. S. C.

JUL 15 3 12 PM '71

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Joseph G. Yeager and Thelma H. Yeager, am

(hereinafter referred to as Mortgagor) well and truly indebted unto

H. C. Smith and John M. Flynn

(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 Thirteen Thousand and No/100-----

Dollars (\$ 13, 000. 00) due and payable

Due and payable on or before August 3, 1971,

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, near the City of Greenville, being shown and designated as Lot 50 on plat of Pelham Estates recorded in the R. M. C. Office for Greenville County in Plat Book PPP at Pages 28 and 29, said property being located on the southwestern side of Cape Charles Drive and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southwestern side of Cape Charles Drive, corner of Lot 49 and running thence with the southwestern side of Cape Charles Drive, N. 58-43 W. 200 feet to an iron pin at corner with Lot 51; thence with the line of said lot, S. 31-17 W. 218 feet to an iron pin in the line of Lot 52; thence with the line of Lots 52 and 53, S. 51-18 E. 201.7 feet to an iron pin at corner of Lot 49; thence with the line of said lot 49, N. 31-17 E. 244 feet to the point of beginning; being the same conveyed to us by Southeastern Insurance Services, Inc. by deed dated January 12, 1970 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 882 at Page 395. ,

It is understood and agreed that this mortgage is junior in lien to that certain mortgage given by Jack E. Shaw Builders, Inc. to First Federal Savings and Loan Association in the sum of \$31, 500. 00

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1 PAGE 525

SATISFIED AND CANCELLED OF RECORD

2 DAY OF Aug 1971Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:43 O'CLOCK P M. NO. 3340