

5 03 PM '74
DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Robert Yeargin and Jerry Yeargin

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank and Trust Company, Piedmont, S. C.

(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

Seven thousand one hundred thirty and 88/100 - - Dollars (\$ 7,130.88) due and payable
in monthly installments of \$150.00 each, including principal and interest, to be applied
first to interest and balance to principal, the first of these due and payable on March 8, 1974
with a like sum due on the 8th of each calendar month thereafter until entire amount is
paid in full.

with interest thereon from date at the rate of 8 per centum per annum, to be paid: monthly

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

All that certain piece, parcel or lot of land situate, lying and being in Grove Township, County of Greenville, State of South Carolina, on S. C. Highway #20, just North of Railroad bridges and being known as 1.42 acres as shown on plat prepared by John C. Smith, September 20, 1962, and having, according to said plat, the following metes and bounds, to - wit :

BEGINNING at an iron pin on the Easterly side of S. C. Highway #20 which iron pin is the joint front corner of the property of Claude W. Carter and Frank Garrison Estate and running thence along the joint line of said properties S. 56 20 E. 189.8 feet to an iron pin ; thence along the line of the property of Claude W. Carter and Sim McCullough, S 15-54 W. 469.4 feet to a nail in road S 27 ; thence N. 54 16 W. 91.2 feet to a nail in said road on the Easterly side of S. C. Highway #20; thence along the easterly side of S. C. Highway #20 N. 5-13 E. 505.3 feet to an iron pin, the point of beginning.

This is the same property conveyed to Robert Yeargin and Jerry Yeargin by deed of George W. Baker and Lula S. McDonald, deed dated January 25, 1974, recorded simultaneously with this mortgage in Office of RMC for Greenville County.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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