

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

1974
MAY 10 11 AM '74
SOUTH CAROLINA
RECORDS & DEEDS

BOOK 1307 PAGE 363

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

WHEREAS, I, Harry Yearick,

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. Earl Edwards and Forest Edwards,
their heirs and assigns forever,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of **Forty-Nine Thousand One-Hundred Sixty and no/00**

Dollars (\$ 49,160.00) due and payable

in annual payments of \$5,000.00 each, beginning one year from date hereof,

with interest thereon from date at the rate of 7% per centum per annum, to be paid annually

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, being shown and designated on a plat
of property made for T. Earl Edwards, by W. N. Willis, Engrs., S. C. Reg.
No. 234, on March 26, 1974, said plat to be recorded herewith, according
to said plat containing 44.3 acres, more or less, and having the following
courses and distances, to-wit:

BEGINNING at an old iron pin on the line formerly owned by Sallie
Crain and running thence N. 23-07 W. 1692 feet to an old stone on line of
Grantee, thence S. 87-35 W. 346.4 feet to an old iron pin, thence S. 52 W.
211.2 feet to a point in the center of a road which leads to S. C. Highway
No. 101, thence along said road N. 20-20 W. 369.6 feet to a point in said
road, thence N. 20-20 W. 195 feet to a spike in said road, thence N. 59 E.
600 feet to a nail in Dill Road, thence N. 68-50 E. 130 feet to a nail in
said road, thence N. 86-45 E. 500 feet to a nail in said road, thence N.
88 E. 260 feet to a nail in said road, thence S. 84-51 E. 152 feet to a
nail in road, thence S. 1-46 W. 1038.3 feet to an old stone, thence S. 17-
05 E. 1191.6 feet to a white flint rock, thence S. 72-56 W. 514.9 feet to the
point of beginning.

This is a purchase-money mortgage.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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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