

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
APR 15 1975

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

WHEREAS, I, HARRY O. YEARICK

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. RUNION

(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

TWENTY EIGHT THOUSAND ----- Dollars (\$ 28,000.00) due and payable
\$5,000 on April 15, 1975 and a like amount on the 15th day of each April
thereafter up to and including 1978 and the balance of the principal in the
amount of \$8,000 on April 15, 1979

with interest thereon from _____ date _____ at the rate of 8% 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, the Mortgagee's heirs, 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 known and designated as Tract Number One (1) on a plat of property of Lloyd E. Hunt, prepared May 11, 1935 from a survey by W. P. Morrow, and contains, according to said plat, 46.50 acres (with the notation that the deed calls 44 acres) and having, according to said plat, the following metes and bounds, to-wit:

Beginning in the middle of a road at the corner of tract numbers One (1) and Two (2) and running thence along Kemp land N. 84 1/2 E. 1246 feet to a stone; thence S. 0-3/4 W. 555 feet to a stone; thence N. 77 E. 666.6 feet to a stone; thence S. 2-00 W. 759 feet to a stake; thence S. 84 1/2 W. 1881 feet to an iron pin in the center of the road; thence up the middle of said road the following courses and distances: N. 16 W. 76 feet; N. 0-1/2 W. 462 feet; thence N. 6 1/2 E. 716.1 feet to the beginning corner.



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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