

# MORTGAGE

1940-282



STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **JOE D. YEOMANS AND CATHERINE YEOMANS**

of  
**Greenville County, South Carolina** hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **MOLTON, ALLEN & WILLIAMS, INC.**

a corporation  
organized and existing under the laws of **Alabama** hereinafter  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the principal sum of **SEVENTEEN THOUSAND NINE HUNDRED AND**  
**NO/100** ----- Dollars (\$ **17,900.00** ) with interest from date at the rate  
of **eight and one-half** per centum ( **8 1/2** ) per annum until paid, said principal  
and interest being payable at the office of **Molton, Allen & Williams, Inc.**  
in **Birmingham, Alabama**

or at such other place as the holder of the note may designate in writing, in monthly installments of **ONE**  
**HUNDRED THIRTY SEVEN AND 65/100** ----- Dollars (\$ **137.65** ),  
commencing on the first day of **July** 19**75**, and on the first day of each month thereafter until  
the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid,  
shall be due and payable on the first day of **June, 2005**.

**NOT KNOW ALL MEN**, That the Mortgagor, in consideration of the aforesaid debt and for better securing the  
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mort-  
gagor 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, the following-described real  
estate situated in the County of **Greenville**  
State of South Carolina:

**ALL** that certain piece, parcel or lot of land in the State of South  
Carolina, County of Greenville, on the northern side of Burbank Court,  
Gantt Township, shown and designated as Lot No. 214 on a Plat of Rockvale,  
Section 2, made by J. Mac Richardson, Surveyor, dated July 1959, and  
recorded in the RMC Office for Greenville County in Plat Book QQ at page  
109, and having, according to said plat, the following metes and bounds,  
to wit:

**BEGINNING** at an iron pin on the northern side of Burbank Court, at the  
joint front corner of Lots No. 213 and 214 and running thence along said  
Court, N. 86-21 W., 48.1 feet to an iron pin; thence with the curve of  
Burbank Court, N. 45-51 W., 34.5 feet to an iron pin at the joint front  
corner of Lots No. 214 and 215; thence N. 5-31 E., 171.8 feet to an iron  
pin; thence S. 63-10 E., 81.6 feet to an iron pin; thence S. 5-25 W.,  
164.9 feet to an iron pin on the northern side of Burbank Court, being  
the point of beginning.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in  
connection with the real estate herein described.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple ab-  
solute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises  
are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and for-  
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-  
sons whosoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at  
the times and in the manner therein provided. Privilege is reserved to pay the debt in whole or in part equal  
to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior  
to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty  
(30) days prior to prepayment.

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