

MORTGAGE OF REAL ESTATE

State of South Carolina

FILED
GREENVILLE CO. S. C.

1975 712

JUN 13 2 14 PM '75

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

I, Joe D. Yeomans

SEND GREETING:

WHEREAS, I the said Joe D. Yeomans

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Twenty-Three Thousand and no/100 - - - - - (\$ 23,000.00) Dollars, with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Two Hundred Six and 94/100 - - - - - (\$ 206.94) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Joe D. Yeomans, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Tract A, containing 1.35 acres, more or less, on a plat for Edward H. Yeomans prepared by Webb Surveying and Mapping Company, dated May, 1975 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint rear corner of tracts A & B and running thence with the joint line of tracts A & B, N. 49-09 W., 258 feet to an iron pin; thence N. 44-30 E., 30.1 feet to an iron pin; thence N. 49-09 W., 50 feet to an iron pin; thence N. 58-00 W., 89.7 feet to an iron pin; (said iron pin being 200 feet, more or less in a southeasterly direction from Rison Road); thence N. 32-30 E., 70 feet to an iron pin; thence S. 58-00 E., 105.6 feet to an iron pin; thence N. 44-30 E., 205 feet to an iron pin; thence N. 56-45 E., 54.7 feet to an old iron pin; thence S. 3-30 W., 451 feet to an iron pin, being the point of beginning.

This is a portion of that property conveyed to Edward H. Yeomans by deed of Geneva Arrowood, dated May 5, 1975, to be recorded in the R. M. C. Office for Greenville County.

This is the same property conveyed to me by Edward H. Yeomans by deed dated May 30, 1975, to be recorded in the R. M. C. Office for Greenville County.



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