

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Paul R. Yeargin and (hereinafter referred to as Mortgagor) SEND(S) GREETING:  
Elsie R. Yeargin

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Eight thousand, six hundred, eighty-six and 20/100----- DOLLARS

(\$ 8,686.20 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is Five (5) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot #9 and 1/2 of #8 on Plat of Arnold Place prepared by Dalton & Neves, Engineers, December, 1944, and recorded in the Register of Mesne and Conveyance Office for Greenville County, SC in Plat Book "O", Page 111, and having according to said plat, the following metes and bounds:

Beginning at an iron pin on the north side of Joe Louis Avenue, 21.5 feet in an easterly direction from the joint front corner of Lot #7 and #8, and running thence N. 24-30 E. 103 feet to an iron pin, said pin being 21.5 feet in an easterly direction from the joint rear corner of Lot #7 and #8, and running thence S. 61.0 E 58.5 feet to an iron pin at joint rear corner of Lot #1 and #9; thence S 21-45 W. 103.1 feet to an iron pin; thence N. 61.0 W 63.5 feet to an iron pin; the point of beginning.

The grantor herein is Trustee under Deed of Conveyance made to her by David G. Traxler as the eldest son and heir at common law of D. B. Traxler, deceased, as trustee for Ellen T. Arnold and Julia E. Traxler. Her powers being the same as set forth in deed of Fred H. Carr to D. B. Traxler, Trustee, recorded in the RMC Office for Greenville County in Volume 271 at page 196, and also in deed of Lilla E. Earle to D. B. Traxler, as Trustee, recorded in Volume 271 page 192. Upon the death of D. B. Traxler, under the law in South Carolina, (as declared by the Supreme Court in Cone vs. Cone, 61 S.C. 512, 39 S.E.R., 743), his eldest son succeeded his father as trustee. On the 14th day of February, 1946, this son, David G. Traxler, who was joined by his mother and two beneficiaries under the original trust deed, executed as conveyance to the above named grantor, Julia E. Traxler, authorising her to act as trustee. This deed further provided that an additional beneficiary, Georgia T. Hodges, share in the proceeds from the sale of said lots. Reference to this last mentioned conveyance is hereby craved. See Book 239 at page 82.

This is the same property conveyed by deed of Julie E. Traxler dated 2/2/49, recorded 2/3/49 in volume 372 at page 155.

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 any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all such fix-



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