

Mortgagee's mailing address: P. O. Box 1138, Greenville, S. C. 29646

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

COPIED
FILED
10 13 AM '79
S. CO

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. E. Yeager

EASLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Abney Mills

(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

Forty Five Thousand and No/100 ----- Dollars (\$ 45,000.00) due and payable

according to note of even date

with interest thereon from _____ date _____ at the rate of ten (10%) per centum per annum, to be paid:

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

All those pieces, parcels or lots of land situate, lying and being in or near the City of Greenville, State of South Carolina, being known and designated as Lots Nos. 214, 215, 216, 217 and 218, Section 2, as shown on a plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina", prepared by Dalton & Neves, Engineers, dated February, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at Pages 56-59, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Northwestern corner of the intersection of Cooper Street (Easley Highway) and Green Street, and running thence with the Western side of Green Street N. 25-22 W. 188.6 feet to an iron pin; thence with the Southern edge of the right of way for Southern Railway, the following courses and distances: S. 80-52 W. 108.5 feet to an iron pin, thence S. 82-08 W. 103.4 feet to an iron pin on the Eastern side of Draper Street; thence with the Eastern side of Draper Street S. 28-22 E. 181.1 feet to an iron pin; thence continuing with the Eastern side of Draper Street S. 27-21 E. 69 feet to an iron pin at the Northeastern corner of the intersection of Draper Street and Cooper Street (Easley Highway); thence with the Northern side of Cooper Street (Easley Highway) N. 64-38 E. 191.2 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Abney Mills dated May 15, 1979 and to be recorded herewith.

3 A120 79 909

RECORDED
INDEXED
OCT 15 1979

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 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.

5950

4328 RV-2