

Mortgagee's Address:  
10 Freestone St.  
Greenville, SC 29605  
MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

1515 36

SEP 6 12 57 PM '80  
DONNIE S. TANKERSLEY  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

21419 DRM JPC  
Donald E. FRANKLIN  
548.1-1-25  
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DONALD E. FRANKLIN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto WILLIAM A. YEARGIN and GRADY A. YEARGIN (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 FIFTY THOUSAND SIX HUNDRED TWENTY-FIVE AND NO/100-----DOLLARS (\$ 50,625.00), with interest thereon from date at the rate of ten per centum per annum, said principal and interest to be repaid: payable in three equal, annual payments of \$16,875.00 plus interest at the rate of ten (10%) per cent per annum on the unpaid balance, the first annual payment being due one year from date and a like payment being due annually thereafter.

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 Greenville, situate on the southern side of Adams Mill Road being shown as a tract containing 12.81 acres on a plat of the Property of Donald E. Franklin dated July 14, 1980, prepared by Freeland & Associates, recorded in Plat Book 7Y at page 79 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at a nail and cap at the intersection of Adams Mill Road and McKinney Road and running thence with McKinney Road S 2-37 W 356.3 feet to a new nail and cap near the center of McKinney Road; thence still with said road S 5-44 W 455.2 feet to a point; thence S 85-00 W 582.6 ft. to an iron pin; thence N 22-39 W 200.1 feet to an iron pin; thence N 22-40 W 415 feet to a spike in Adams Mill Road; thence with said road the following courses and distances: N 54-24 E 65.4 feet, N 58-38 E 99.8 feet, N 60-14 E 100 feet, N 61-35 E 100 feet; N 71-33 E 100 feet, N 27-18 E 99.9 feet, N 87-15 E 100 feet, N 79-17 E 100 feet, N 75-59 E 100 feet, and N 74-47 E 78.9 feet to the point of beginning."

This is the same property conveyed to the mortgagor by deed of William A. Yeargin and Grady A. Yeargin, to be recorded herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY TAX STAMP  
20.28  
FEB 1981

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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

4328 RV.2