

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

P. O. Box 485
Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Franklin P. Yelton and Margaret P.

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

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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 Twenty thousand four hundred

sixty and 36/100ths ----- DOLLARS (\$ 20,460.36),

with interest thereon from date at the rate of 12.50 per centum per annum, said principal and interest to be repaid: principal due on or before November 7, 1984.

Accrued interest is to be repaid commencing with the first payment on February 8, 1984 with subsequent interest payments due quarterly thereafter until November 7, 1984, at which time all unpaid principal and accrued interest will be due and payable.

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, containing 7.18 acres in Bates Township, being shown on plat of Margaret P. Yelton, dated June 7, 1974, prepared by Terry T. Dill, being described according to said plat more particularly, to wit:

BEGINNING at an iron pin in South Carolina Highway No. 414 and running thence N 77-36 W, 505 feet to a point in a stream; thence along said stream, the center line of which is the property line N 2-40 W, 170 feet, thence N 8-40 W, 132 feet to a point, thence N 6-20 E, 171 feet to a point, thence N 25-20 E, 198 feet to an iron pin; thence leaving said stream S 79-40 E, 467 feet to an old iron pin; thence S 28-21 W, 408 feet to an old iron pin at the joint corner of property now or formerly belonging to James Gardner; thence S 60-34 E, 258.2 feet to a point in the aforementioned Highway; thence S 21-16 W, 200 feet to an iron pin, the point of beginning.

The above described property is shown on Tax Map-513.3, Block 1, as Lots 9 and 9.2. The above described property was conveyed to Margaret P. Yelton by deed of Dick H. Peterson and Stella M. Peterson by Deed recorded January 17, 1974 in Deed Book 992 at Page 380. Franklin P. Yelton obtained an interest in a portion of the above described property by deed of Margaret P. Yelton recorded May 11, 1976 in Deed Book 1036 at Page 50. Lola R. Peterson quitclaimed all her interest in said property to Margaret P. Yelton by deed recorded May 28, 1976 in Deed Book 1037 at Page 56.

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.