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First Mortbage on Real Estate East Washington St. Green ville, SC.

MORTGAGE

STATE OF SOUTH CAROLUSA COUNTY OF GREENVILLE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT H. YEARGIN SEND(S) GREETING:

(hereinafter referred to as Mortgagor)

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Hundred Ten Thousand and No/100ths-----DOLLARS (\$ 210,000.00 ), with interest thereon as provided in said promissory note(s), said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable October 1

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 to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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 scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has branted, 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 the buildings and improvements thereon, lying and being on the northwesterly side of East Antrim Drive, in the City of Greenville, S. C., said loc being shown on a plat of the property of The McAlister Corp., dated August 9, 1967, revised September 7, 1968, made by Piedmont Engineers and Architects, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of East Antriv. Drive, said pin being the common corner of property of Sun Oil Company and running thence along the northwesterly side of said Drive S.  $34-21\ \text{W}.\ 164.50$ feet to an iron pin, corner of property of The Firestone Tire and Rubber Co.; thence turning and running with the line of the Firestone property N. 55-35 W. 253.10 feet to an iron pin in the line of property of Green Motels; thence turning and running with the line of property of Green Motels N. 26-11 E. 166.55 feet to an iron pin; thence turning and running S. 55-41 E. 276.85 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of HcAlister Properties Company, a South Carolina Partnership, dated September 19, 1977 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed 1066 at Page 86 on October 3, 1977.

The contract of the