

State of South Carolina

COUNTY OF GREENVILLE

HAR 15 2 38 PM '71.  
OLLIE FARNSWORTH  
R. M. C.

To All Whom These Presents May Concern: I, Harry O. Yearick, - - -

the Mortgagor(s), SEND GREETING: hereinafter called

WHEREAS, the said Mortgagor(s) in and by his certain promissory note in writing, of even date with these Presents, is well and truly indebted to Thomas E. Duncan

Twenty-one Thousand & No/100 - - hereinafter called Mortgagee, in the full and just sum of DOLLARS,

to be paid as follows: \$6,000.00 with interest on March 1, 1972, \$5,000.00 with interest on March 1, 1973, \$5,000.00 with interest on March 1, 1974, and balance of \$5,000.00 with interest on March 1, 1975. Maker reserves the right to anticipate all or any portion of balance prior to maturity, without penalty.

with interest thereon from date at the rate of eight per centum per annum, to be computed and paid annually

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee, Thomas E. Duncan and his heirs and assigns forever:

All of that parcel or tract of land in O'Neal Township of Greenville County, State of South Carolina, lying on the West side of the Pennington Road, about 6 miles north from the City of Greer, being shown as Tract No. 1 on a plat prepared for Thomas E. Duncan by Terry T. Dill, dated December 27, 1966, and having the following courses and distances:

BEGINNING on a stone, corner with W. H. Crain, L. A. Pittman, and other lands, the owners of which are unknown, and runs thence S. 74-03 W. 623 feet to a stone by poplar on the west side of branch; thence following the meanders of said branch, N. 8-10 W. 200 feet to stake, and N. 18-08 W. 325 feet to stake on west side of branch; thence N. 27-37 E. 120 feet to stake; thence N. 1-30 E. 310 feet to stake; thence N. 9-52 E. 445 feet to an iron pin on west side of said branch; thence S. 80-15 E. 75 feet to an iron pin; thence N. 65-15 E. 500.2 feet to an iron pin; thence N. 70-15 E. 429 feet to an iron pin; thence N. 51-30 E. 275.5 feet to a stake in the Pennington Road, corner with other lands of mortgagor; thence along and with said road and line of other lands of mortgagor, the same being known as Tract No. 2 of the Thomas E. Duncan lands, as follows: S. 23-45 E. 200 feet, S. 1-55 E. 200 feet, and S. 3-45 W. 1235.7 feet to a stake on the old Sallie Crain property line; thence S. 80-40 W. 544 feet to the beginning, containing 41.18 acres, more or less; bounded on the north by lands of Mrs. Caldwell, on the east by other lands of mortgagor, on the south by W. H. Crain and others, and on the west by Leon F. Few.

This is the same property conveyed to the mortgagor by deed of Thomas E. Duncan, to be recorded herewith.

This is a Purchase Money Mortgage.

The above plat is recorded in Plat Book NNN, Page 132, RMC Office for Greenville County.