BOOK 1226 PAGE 251

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 21 12 38 PM '72
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CALVIN FARMER

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

SOUTHERN BANK & TRUST COMPANY

(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

THIRTY THOUSAND Dollars ($30,000.00) due and payable

in monthly installments of $467.60, including principal and interest at the rate of eight (8%) percent.

~~with interest thereon from date at the rate of 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 Greenville.

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, about three miles southwest of Greer, S. C., and about one mile south of Pleasant Grove Baptist Church, lying on the east side of the New location of Highway No. 14, and being a part of the same property conveyed to me by deed recorded in the office of the R.M.C. for Greenville County in Deed Book 862 at page 307, being shown as Lot No. 4 on Plat of Property of Ethel B. Farmer made by H. S. Brockman, Registered Surveyor, February 6th, 1969, the said plat showing the subdivision of tracts Nos. 1 and 2 of the T. J. Farmer Estate, plat having been made by H. S. Brockman, June 4th, 1938, and having the following courses and distances, to-wit:-

Beginning on an iron pin, joint corner of Lots Nos, 3 and 4, and runs thence with the common line of the said two lots, N. 15-35 W. 374.5 feet to an iron pin on the line of property of the Piedmont Motor Lines; thence with the common line of the said Motor Lines and of this lot, S. 46-26 W. 698.5 feet to an old iron pin on the west side of the said New Location of Highway No. 14 (old nail back on line in center of highway at 36 feet; an iron pin back on line on east side of highway at 75 feet); thence S. 32-30 E. 109 feet to a nail near the center of said highway; thence N. 67-33 E. 37 feet to an iron pin on east bank of road, then continuing with the same course for a total distance of 619 feet to the beginning corner, containing Three and Fifty One-hundredths (3.50) acres, more or less.

This mortgage is given to secure the Mortgagors guaranty of a $30,000.00 Note bearing even date herewith executed by Delta Electric Supply, Inc. in favor of the Mortgagee.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 is 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.