

FILED  
GREENVILLE CO. S.C.  
MORTGAGE OF REAL ESTATE - Offices of Cross and Patterson, Attorneys at Law, Greenville, S. C.

JUL 6 3 55 PM '76

DONNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FARMER-BARNETT, INC.

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

WHEREAS, the Mortgagor is well and truly indebted unto Connie Maxwell Children's Home, Epworth Children's Home, Episcopal Church Home for Children and Thornwell Home for Children, Corporations chartered under the laws of the State of South Carolina (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-six Thousand Two Hundred Eighty-

Nine and 77/100 ----- DOLLARS (\$36,289.77---),  
July 15, 1976

with interest thereon from ~~date~~ at the rate of nine per centum per annum, said principal and interest to be repaid:

In monthly installments of \$326.56 per month beginning August 15, 1976, payments to be applied first to interest and then to principal.

At any time after the principal balance is reduced below \$35,000, the mortgagees agree to release portions of the subject property on the basis of one acre or pro rata portion thereof to be released for each \$6,220 paid on principal below said \$35,000; provided, however, that no property within 200 feet of U. S. Highway 25 shall be released until the principal balance is reduced below \$20,000 in which event one acre of such property or pro rata portion thereof shall be released for each \$6,220 paid on principal below said \$20,000.

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 tract of land, situate, lying and being on the western side of South Carolina Highway No. 20 (Piedmont Highway), and on the northern side of Brown Road in Greenville County, South Carolina, containing 7.4035 acres according to plat entitled "Property of Farmer-Barnett, Inc.", dated May 19, 1976, by Dalton & Neves Co., Engineers, said plat recorded in Plat Book 58 at Page 70 in the RMC Office for Greenville County and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed to the mortgagors by deed recorded herewith.

5.14.52



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.

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