

FILLED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

}

FEB 17 3 40 PM '77

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANGERSLEY
R.M.C.

WHEREAS, I, MARY B. FARMER

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND 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 TWELVE THOUSAND SEVENTY-ONE AND 76/100-----

----- Dollars (\$ 12,071.76) due and payable

in monthly installments of Three Hundred Thirty-Six and NO/100 (\$336.00) Dollars with the first payment being due and payable on April 1, 1977 and paid each month thereafter until paid in full.

with interest thereon from date at the rate of eight(8%) per centum per annum, to be paid: monthly on the outstanding balance

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 lot of land situate on the Southwest side of county road leading to Greenville, about 7 miles southeast of the Greenville County Courthouse, in Greenville County, South Carolina; being shown as a portion of Tract #3, on plat of property of G.S. Hamby Estate made by W.A. Adams, Surveyor, December 30, 1915, and having the following metes and bounds, to-wit:

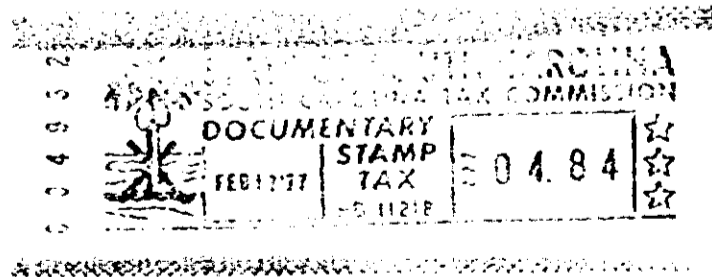
BEGINNING at an iron pin on the southwest side of a county road leading to Greenville, said pin being 560 feet northwest of a point in the center of a county road lying between the property owned or formerly owned by Mary H. Butler and Wealthy H. Green, and running thence along the road to Greenville, N. 65-1/2 W. 210 feet to an iron pin; thence turning at a right angle and running in a southwest direction 210 feet to an iron pin; thence S. 65-1/2 E. 210 feet to an iron pin; thence again turning at a right angle and running in a northeast direction 210 feet to an iron pin on the wouthwest side of the road leading the Greenville, the beginning corner, and contains one acre, more or less.

This mortgage is junior in lien to that certain mortgage held by First Federal Savings & Loan Association in the original amount of \$13,200.00 and having a balance of \$11,396.06 which was duly recorded in the Greenville County R.M.C. Office in Mortgage Book 1222 at page 404 and dated February 15, 1972.

This is a portion of the property conveyed to Mary H. Butler by deed of E. Inman Master, dated March 4, 1916, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 40, at page 7, and the same property conveyed to the mortgagor herein by deed dated March 21, 1953, recorded in Deed Book 475, at page 20.

This mortgage is given to secure the Mortgagors guaranty of a \$12,071.76 Note bearing even date herewith executed by Delta Electric Company, Inc. in favor of the Mortgagee.

SOUTHERN BANK & TRUST COMPANY
P.O. Box 1329
Greenville, South Carolina 29602



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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