

FILED
GREER CO. S. C.
Nov 10 12 20 PM '80

MORTGAGE

BOOK 1524 PAGE 7

THIS MORTGAGE is made this 7th day of November, 1980,
between the Mortgagor, Andrew Jackson Farmer, Jr. and Judith B. Farmer
(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five thousand and no/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 7th 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1995;

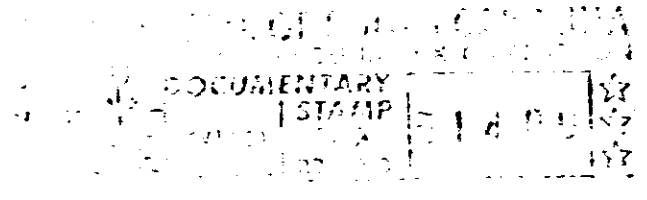
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Fairhaven Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 233 as shown on a plat of Orchard Acres, Section 4, prepared by Piedmont Engineers and Architects, dated May 1963 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY at page 115, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of Fairhaven Drive at the joint front corner of Lots Nos. 232 and 233 and running thence with the line of Lot No. 232 N. 3-21 W. 235 feet to a point in a creek; thence with the creek as the line N. 74-32 E. 92 feet to an iron pin at the joint rear corner of Lots Nos. 233 and 234; thence with the line of Lot No. 234 S. 3-21 E. 254.3 feet to an iron pin on the northern side of Fairhaven Drive; thence with the northern side of Fairhaven Drive S. 86-39 W. 90 feet to the point of beginning.

The premises hereinabove described are conveyed subject to any applicable recorded restrictions, easements, rights of way and zoning ordinances.

This is the identical property conveyed to Andrew Jackson Farmer and Judith B. Farmer by deed of Charles A. Gossett and Minnie R. Gossett dated and recorded concurrently herewith.



which has the address of 415 Fairhaven Drive, Taylors, S. C. 29687
(Street) (City)
(herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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