

GR... S.C.
APR 1 1 45 PM '82
SOUTH CAROLINA
GREENVILLE

MORTGAGE

L# 7030-A
BOOK 1587 PAGE 109

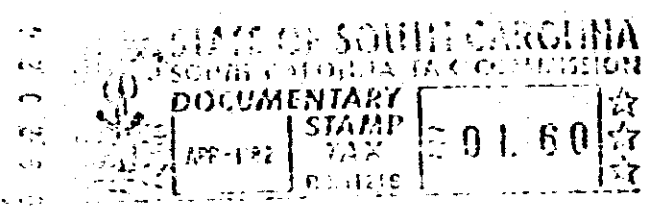
THIS MORTGAGE is made this 25th day of March 1982, between the Mortgagor Patrick James Farmer and Jean M. Farmer (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Four Thousand and no/100 (\$4,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 25, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1989

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 lying, being and situate on Lakeland Drive, in Chick Springs Township, County and State aforesaid, near Pleasant Grove Community, being known and designated as Lot No. Thirty-one (31) in what is known as Lake View Heights, property of Mrs. Bessie and I. M. Wood Estate as shown on a subdivision and plat of same made by H. S. Brockman, Reg. Surveyor, dated November 2, 1959, and which plat has been recorded in the R. M. C. Office for Greenville County in Plat Book RR, page 19. This being the same property which was conveyed to mortgagors herein by Hubert B. Ellison and W. Donald Owens by deed recorded in the said office on February 14, 1972 in Deed Book 936, page 177. For a more particular description see the aforesaid plat.

This is a second mortgage over the above described property. Mortgagee herein has the first mortgage which was given to it by Patrick James Farmer and Jean M. Farmer on Feb. 9, 1972 in the sum of \$16,200.00 and which mortgage has been recorded in the said R. M. C. Office in R. E. Mtg. Book 1222, page 335.



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which has the address of _____ (Street) _____ (City)
S. C. _____ (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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