

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } S. C. MORTGAGE OF REAL ESTATE

10 26 AM '82 TO ALL WHOM THESE PRESENTS MAY CONCERN:

SONN... BERSLEY
R.M.C.

WHEREAS, Curtiss E Farmer and Rebecca H Farmer

(hereinafter referred to as Mortgagor) is well and truly indebted unto Catherine B. Talley

(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

Seventeen Thousand, Six Hundred Eighty Six and 52/100ths**Dollars (\$ 17,686.52) due and payable

with interest thereon from even date at the rate of 11% per centum per annum, to be paid: according to said note

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 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, situate, lying and being on the northern side of Mohawk Drive (formerly Chick Springs Road), and being known and designated as Lot No. 26 on a plat of Northwood Subdivision, recorded in the RMC Office for Greenville County in Plat Book J, Page 102, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Catherine B. Talley, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1161, Page 244, on January 20, 1982.

THIS mortgage is junior and second in lien to that certain Note and Mortgage given to Collateral Investment Company as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1359, Page 657, on February 5, 1976, said Mortgage having approximate principal balance \$20,813.48.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
10 26 1982

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 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

10 26 1982

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