

GR... FILED  
CO. S. C.  
DEC 1 4 41 PM '80  
DONALD FARNWORTH  
R.M.C.

# MORTGAGE

(Participation)

100-1000-10122

This mortgage made and entered into this 1st day of December 19 80, by and between William W. Farnsworth and Gislina G. Farnsworth (hereinafter referred to as mortgagor) and Southern Bank and Trust Company

(hereinafter referred to as mortgagee), who maintains an office and place of business at Greenville, S. C.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the northeastern side of Melbourn Lane near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 17 of a subdivision known as Wellington Green, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 29 and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Melbourn Lane at the joint front corner of Lots Nos. 17 and 18, and running thence N. 58-45 E. 294.1 feet; thence N. 59-53 W. 125 feet; thence S. 56-24 W. 237.1 feet to the northeastern side of Melbourn Lane; thence along said Lane S. 32-48 E. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of John Thomas Outlaw, Jr. and Betty W. Outlaw dated June 1, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1080, at Page 388 on June 2, 1978.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
\$ 12.00

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property ( provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated in the principal sum of \$ 30,000.00, signed by William W. Farnsworth in behalf of Piedmont Home Improvement Center, Inc.

6070  
03 DEC 1980

ENCLOSURE

4326 RV-2