

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 21 12 36 PM '53  
OLLIE FARNSWORTH  
R.M.C.

BOOK 1226 PAGE 249

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARY B. FARMER

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK & 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

THIRTY THOUSAND Dollars (\$ 30,000.00 ) due and payable

in monthly installments of \$467.60, including principal and interest at the rate of eight (8%) percent.

~~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:~~

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 a 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 mates 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 southwest side of the road leading to Greenville, the beginning corner, and contains one acre, more or less.

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 R.M.C. 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 \$30,000.00 Note bearing even date herewith executed by Delta Electric Cupply, Inc. in favor of the Mortgagee.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.