

MORTGAGEE'S ADDRESS:

306 East North St.
Greenville, S. C. 29601

FILED
GREENVILLE CO. S. C.

BOOK 1414 PAGE 324

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 31 9 57 AM '77
GUNNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Nora M. Farmer

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

Five Thousand One Hundred Four and 26/100----- Dollars (\$ 5,104.26) due and payable as per the terms of said note;

with interest thereon from date at the rate of eight per centum per annum, to be paid: as per the terms of 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:

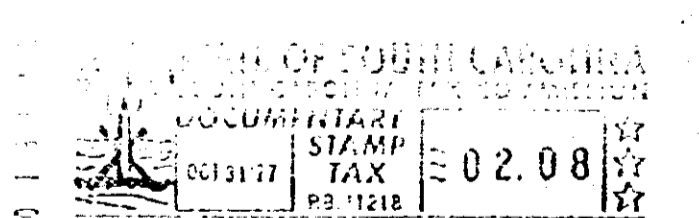
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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, being known and designated as Lots 45 and 46 and part of Lots 33, 34, 35, 36, 37, 38 and 39 of a subdivision known as Augusta Terrace, as shown on a survey prepared by Dalton & Neves Engineers in March 1930 and redivided in August 1946, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin, corner of Lots 46 and 47, Old Augusta Road, and running thence S. 29-18 E. 161.2 feet to an iron pin, joint corner of Lots 46 and 47 and 33 and 34; thence N. 60-42 E. 25 feet to an iron pin, corner of Lot 33; thence S. 29-18 E. 75 feet to an iron pin; thence S. 57-07 W. 165 feet to an iron pin; thence N. 28-40 W. 87 feet to an iron pin; thence along Old Augusta Road, N. 12-50 E. 214.7 feet to the point of beginning.

This being the identical property conveyed to Curtis Farmer by deed of Zahyia G. Saad, recorded on May 29, 1970 in the R.M.C. Office for Greenville County, S. C., in Deeds Book 890 at Page 608. Curtis Benny Farmer died testate on May 9, 1977, and the mortgagee herein is the devisee of the above described property under the Last Will and Testament of Curtis Farmer dated May 31, 1972. (See the records of the Greenville County Probate Court, Apartment 1469, File 22).

This is a second mortgage junior to that of First Federal Savings and Loan Association of Greenville, South Carolina, recorded in the R.M.C. Office for Greenville County, S. C., on May 19, 1976, in Mortgages Book 1234 at Page 147, and having a present outstanding balance due of \$10,632.40.



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 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.

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