



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Marvin C. Farr and Emily M. Farr

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolina National Bank, East First Avenue Easley, S. C

(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

Twenty One Thousand Two Hundred Seventy Three and 60/100 Dollars (\$21,273.60) due and payable in Sixty (60) equal installments of Three Hundred Fifty-four and 56/100 (\$354.56) Dollars each, the first installment thereof due and payable on the 24th day of January, 1983, and the remaining installments being due and payable on the 24th day of each successive month thereafter until paid in full with interest thereon from date at the rate of 16.95% APR per centum per annum, to be paid: Monthly.

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, on the Southeastern side of Westcliffe Way in Greenville Township, being shown as Lot 75 on plat of Westcliffe recorded in Plat Book YY, at Pages 168 and 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Westcliffe Way at joint front corner of Lots 75 and 76 and running thence with line of Lot 76, South 31-20 East 178.2 feet to an iron pin in line of Lot 78; thence with line of Lots 78 and 79, South 57 West 130 feet to an iron pin at rear corner of Lot 74; thence with line of Lot 74, North 31-18 West 182.2 feet to an iron pin on Westcliffe Way; thence with the southeastern side of Westcliffe Way North 58-51 East 130 feet to the point of BEGINNING.

This is the identical tract of land conveyed to Mortgagors herein by deed of W. Luther Crane, Jr. and Mattie B. Crane dated 10/21/68 and recorded in the RMC office for Greenville County, Greenville, South Carolina in Deed Book 854, at Page 528.

This property is subject to any and all easements and rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any covenants, restrictions or zoning ordinances affecting such property as appear of record.

This property is also subject to restrictions governing said property as appears in the RMC office for Greenville County, S.C. in Deed Book 746, at page 255.

This mortgage is first in priority after the mortgage from Mortgagors herein named to First Federal Savings & Loan Association and recorded in the RMC office for Greenville County, Greenville, S.C. in Mortgage Book 1349, at Page 178, said mortgage being in the amount of \$38,500.00.

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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.

DO 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 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.

Vertical stamp on the right margin: 10 14 21 4328 RV-21