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BOOK 1092 PAGE 421

USL—FIRST MORTGAGE ON REAL ESTATE

CLLIE E. WORTH
R.M.C.

MORTGAGE

State of South Carolina }

COUNTY OF Greenville }

To All Whom These Presents May Concern: I, John W. Farmer,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 Fourteen Thousand-----

DOLLARS (\$ 14,000.00), with interest thereon from date at the rate of Six and three-fourths per centum per annum, said principal and interest to be repaid as therein stated, and (6-3/4%)

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 purpose;

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 Lot No. 26 as shown on a plat of Laurel Hills by W. N. Willis, Engineers, dated March, 1960, and recorded in the R.M.C. Office for Greenville County in Plat Book RR, at page 33, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Fairview Road adjoint front Lots Nos. 27, 28 and running thence along the line of said lots, N. 69-28 W. 160 feet to iron pin line of Lot No. 25; thence running along with line of said lot, N. 20-03 E. 90 feet to iron pin on Laurel Drive; thence running along Laurel Drive, S. 69-28 E. 160 feet to iron pin corner of Laurel Drive and Fairview Road; thence running with Fairview Road, S. 20-03 W. 90 feet to iron pin at point of beginning.

This is the identical property conveyed to the mortgagor herein by Arnes B. Hunnicutt, et al., by deed dated December 2, 1967, recorded in the R.M.C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.