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USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, Clinton B. 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 - - - **Twelve Thousand & No/100** - - - DOLLARS (\$12,000.00), with interest thereon from date at the rate of - - **seven** - - per centum per annum, said principal and interest to be repaid as therein stated, and

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, Chick Springs Township, about three miles southwest of Greer, South Carolina, and about one mile south of Pleasant Grove Baptist Church, on the west side of Old Highway No. 14 and on the north side of a road serving the Farmer community, being shown as Lot No. 1 on plat of property of Ethel B. Farmer made by H. S. Brockman, Registered Surveyor, dated February 6, 1969, the said plat showing the subdivision of Tracts Nos. 1 and 2 of the T. J. Farmer Estate, as shown by plat made by H. S. Brockman, Registered Surveyor, dated June 4, 1938, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the west bank of the Old Highway No. 14, and being the joint corner of the Arthur Harbin Estate, and runs thence with the common line with Harbin Estate, N. 82-32 W. 388 feet to an iron pin on the said line and joint corner of Lot No. 2 and 1, as shown on the Ethel B. Farmer Subdivision plat; thence with the common line of Lots Nos. 1 and 2, S. 4-25 E. 388 feet to a nail and cap in the said community road (iron pin back on line at 12 feet); thence with the said community road, N. 85-35 E. 509 feet to a nail and cap in the center of Old Highway No. 14; thence N. 30-05 W. 195.5 feet to an iron pin on the west bank of the said highway; thence with the west bank of the highway, N. 23-15 W. 138 feet to the beginning corner, containing 3.50 acres, more or less.

Tracts Nos. 1 and 2, as the T. J. Farmer Estate, were conveyed to Ethel B. Farmer by deed recorded in the R. M. C. Office for Greenville County in Deed Book 355, Page 443.

This is the same property conveyed to the mortgagor by deed of Ethel B. Farmer, recorded in Deed Book 862, Page 415, 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.