

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

NOV 10 8 50 AM '77  
DARRELL J. JONES

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Lamar Payne

is hereinafter referred to as Mortgagor is well and truly indebted unto M. Sue Ellis Farnham

hereinafter referred to as Mortgagee as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the sum of

Seventy-Nine Thousand, Five Hundred and No/100 -- Dollars \$ 79,500.00 and payable  
\$8,850.00 to be due and payable December 31, 1977 and the balance of \$70,650.00  
to be payable in monthly payments of \$590.98 per month, commencing January 1, 1978  
and to continue in like payment for a period of 20 years if not paid sooner \*\*  
with interest thereon from Jan. 1, 1978 at the rate of 8% per centum per annum, to be paid monthly  
monthly payments to be applied first to interest and balance to principal

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  
to the Mortgagee and in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee and 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 in Paris Mountain Township, containing  
6.89 ACRES, more or less, according to plat made by Robert B. Bruce, Surveyor,  
November 7, 1960 and recorded in the RMC Office for Greenville County in Plat  
Book MM, page 183 and having according to said plat, the following mete s and  
bounds, to wit: BEGINNING at an old iron pin at the northwestern corner of  
Lot No. 16 on plat of property of Lee P. Ramsey, plat of which is recorded in  
Plat Book S, page 117 and running thence S. 3-00 West 322.7 feet; thence with  
line of other property of Harold V. Baker, N. 85-19 W. 304.9 feet; thence N.  
31-54 W. 459 feet to a point in the center of a branch; thence with the center  
of said branch as the line, by traverse lines as follows: No. 61-47 E. 82.5  
feet; N. 26-02 E. 85.3 feet; N. 32-42 E. 199 feet; thence N. 62-48 E. 58 feet;  
N. 73-06 E. 164 feet; S. 87-55 E. 164.5 feet; thence leaving said branch,  
S. 8-31 W. 444.5 feet to the point of beginning.

Said property is subject to a 20-foot easement for road purposes as set forth  
in the deed of the above property to Helen M. Gaynor as recorded in Deed Book  
663, at page 548.

ALSO: All that certain piece, parcel or lot of land in Paris Mountain Township,  
County and State aforesaid, being known as a small portion of Lot No. 16 as shown on  
on plat of property of Lee P. Ramsey, which plat is recorded in the RMC Office for  
Greenville County in Plat Book S, page 117 and being more fully described as  
follows, according to plat of property of Helen M. Gaynor recorded in the RMC  
Office for Greenville County in Plat Book MM, page 188. BEGINNING at an old  
iron pin on Barker line at the Northwest corner of said Lot No. 16 and running  
thence S. 87-30 E. 26.0 feet to an iron pin near center of County Road; thence  
on a line in said road, S. 10-54 E. 59.8 feet to iron pin in said road; thence  
a new line through Lot No. 16, N. 87-00 W. 40.3 feet to an iron pin on line of  
Barker; thence along line of property of Barker, N. 8-00 E. 58.1 feet to the  
beginning corner, subject to rights of Greenville County in said road which has  
been conveyed to Greenville County.

This being the same property conveyed to the Mortgagor herein by deed of  
Mortgagee recorded simultaneously with this mortgage.

\*\*IN ADDITION to the monthly payments herein stated, the Purchaser reserves the  
right to prepay an amount not to exceed \$35,000.00 in any given year, including  
interest at 8% per annu (with the entire balance due 20 years from January 1,  
1978 OR UPON SALE OR TRANSFER OF THE PROPERTY

The mortgagor has the right to pay the entire unpaid balance due on this  
mortgage after three (3) years from date.

This being the same property conveyed to Mortgagor by Mortgagee by deed of  
even date recorded simultaneously with this mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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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