

SEP 29 03 AM '77

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DONALD S. TAYLOR

MORTGAGE

THIS MORTGAGE is made this 1st day of September, 1977, between the Mortgagor, Martha D. Farmer

herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of -----SIXTEEN THOUSAND TWO HUNDRED AND NO/100 (\$16,200.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1989

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

All that certain parcel or tract of land situated on the west side of a public road leading from Center Road to the Double Springs-Milford Road, about one and one-half miles eastward from Double Springs, Oneal Township, Greenville County, State of South Carolina, and being shown on a plat of property made by Terry T. Dill, Registered C. E., for Kenneth M. Dill Estate, dated August 15, 1967, and recorded in Plat Book GGG at page 592, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING on a nail in center of said public road, the northeastern corner of the tract, and runs thence with the center of said road S. 11-24 E. 400 feet and S. 13-32 E. 350 feet to a point (iron pin on west bank of road at 25 feet from true corner); thence N. 72-28 W. 958 feet along E. L. Ferguson's line to an iron pin, corner with W. A. Clark; thence along the Clark line N. 12-55 W. 348.5 feet to an iron pin; thence N. 83 E. 835 feet to the beginning corner, containing 10.41 acres, more or less.

LESS, HOWEVER, that certain piece, parcel or lot of land conveyed to Robert E. Bruce and Sandra P. Bruce by deed dated December 13, 1972, and recorded in the R.M.C. Office for Greenville County in Volume 963, page 17.

This being the same property conveyed to mortgagor by deed of Andrew J. Farmer, Jr. dated December 15, 1976, and recorded December 20, 1976, in Deed Volume 1048, page 111, R.M.C. Office for Greenville County.

which has the address of Route 2, Thurston Road Taylors
(Street) (City)
South Carolina 29687 (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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