

FILED  
GREENVILLE CO. S. C.

BOOK 1415 PAGE 440

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN C. RAY FARR AND PATRICIA W. FARR

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of ----- FIFTEEN THOUSAND FIVE HUNDRED AND NO/100THS-----DOLLARS

(\$ 15, 500. 00-----), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is FIFTEEN (15) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, containing two (2) acres, more or less, as shown on a plat of Property of John C. Ray Farr prepared by Terry T. Dill, RLS, on October 25, 1977, and to be recorded in the RMC Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the Eastern side of Hunts Bridge Road, located about 130 feet South of the old corner with Philpot property, and running thence a new line through the H. M. Farr property N. 68-30 E. 677.5 feet to an iron pin; thence along Farr Estate property S. 20-30 E. 130 feet to an iron pin; thence along a new line S. 68-30 W. 674.5 feet to an iron pin on the Eastern side of Hunts Bridge Road; thence along the right of way of said road N. 22-00 W. 130 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagors by a certain deed of the Executors of the Estate and Will of Herbert Milton Farr, deceased, to John C. Ray Farr, on November 4, 1977, and thereafter filed on November 10, 1977, in the RMC Office for Greenville County in Deed Book 1068 at Page 238, and by a certain deed of John C. Ray Farr conveying a one-half (1/2) interest in said property to Patricia W. Farr, dated November 4, 1977, and thereafter filed on November 10, 1977, in the RMC Office for Greenville County in Deed Book 1068 at Page 239.

RECORDED  
STAMP  
TAX 200.20  
FEE 11218

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.

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