

GREENVILLE CO. S. C.

Loan 9735

1442 718

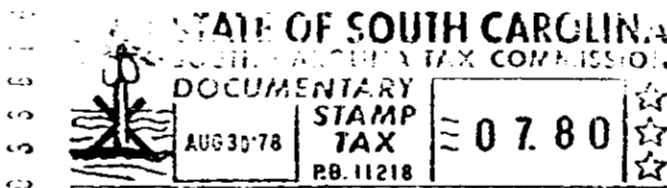
AUG 30 1 03 PM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 22nd day of August 19.78, between the Mortgagor, **Jesse Dean Farmer** (herein "Borrower"), and the Mortgagee, **WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Nineteen Thousand Five Hundred & no/100 (\$19,500.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **August 22, 1978** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **August 1, 1993**.

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 piece, parcel or lot of land lying, being and situate about six miles north of Greer, in County and State aforesaid, being shown and designated as Lot No. Two (2) on plat no. 2 made for Ruth Farmer by W. N. Willis, R. S., Nov. 1, 1967 and which plat has been recorded in the R. M. C. Office for said County in Plat Book SSS, page 55, and being more particularly described as follows: Beginning at an iron pin on West side of Line Road and running thence with the West side of said road S.4 W.250 feet to the line of lot no. 1 as shown on said plat, thence N.86 W.180 feet to the line of Henson, thence N.4 E.250 feet to an iron pin, thence S.86 E.180 feet to the point of beginning and containing 1.03 acres, more or less. This being the same property which was conveyed to mortgagor herein by Ruth Farmer by deed recorded in the said office on Nov. 20, 1967 in Deed Book 833, page 125. For a more particular description see the aforesaid plat.**



GCTO -----2 AU30 78 1578
GCTO -----2 AU30 78 1579

which has the address of **Route 2, Line Road** **Greer**,
[Street] [City]
S. C. **29651** (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 seised 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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