

MORTGAGE OF REAL ESTATE

Box 222, Greenville, Greer, S.C. 29634

BOOK 1564 PAGE 667

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 26 1 13 PM '82  
DONNIE HANFERSLEY

WHEREAS, HARRY LEE TATE, JR. and RUTH ANN TATE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS E. FARMER

(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 ---THIRTY-THREE THOUSAND AND NO/100--- Dollars (\$ 33,000.00---) due and payable in 180 monthly installments for principal and interest of \$439.49 each beginning March 1, 1982, which if not paid sooner, the final payment shall be due February 1, 1997.

with interest thereon from date at the rate of 14% per centum per annum, to be paid: as stated above.

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 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: South of the City of Greer, on the West side of Pelham Street, and known as Lot No. 17 on plat prepared by W.D. Neves, dated April 1912, and having the following courses and distances, to-wit:

BEGINNING at iron pin on sidewalk, and runs thence N. 84-16 W. two hundred sixty-one and five-tenths (261.5) feet to iron pin, corner No. 15 lot; thence S. 20-20 W. sixty-seven (67) feet to an iron pin; thence S. 77-45 E. two hundred thirty-seven (237) feet to iron pin on the West side of sidewalk on said Pelham Street; thence N. 35-10 E. one hundred two (102) feet to the beginning corner; and being the same conveyed to us (as Charles H. Hendrix and Ellouise F. Hendrix) by R.P. Turner, Sr., by Deed dated April 16, 1955 and recorded in Deed Book 545, at Page 460 of the R.M.C. Office for Greenville County.

DERIVATION: See Deed of Charles H. Hendrix and Ellouise F. Hendrix dated September 4, 1958, and recorded in the RMC Office for Greenville County in Deed Book 605, Page 513.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
FEB 26 1982  
TAX

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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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