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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
S. C.
9 27 1983

WHEREAS, we, RILEY MC FARR and FRANCES C. FARR,

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF TRAVELERS REST, Post Office Box 485, Travelers Rest, South Carolina 29690-0485

(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 Twenty Thousand and No/100-----

Dollars (\$ 20,000.00) due and payable

in 180 equal monthly installments of Two Hundred Fifty-Nine and 66/100 Dollars (\$259.66) each beginning on the 30th day of December, 1983, and continuing thereafter until paid in full

with interest thereon from date at the rate of 13.50% per centum per annum, to be paid: monthly

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

All that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, Bates Township, town of Marietta, and having the following metes and bounds, to-wit:

BEGINNING at a iron pin on rear corner of of lot of grantee on Farr line, said point being N. 52 E., 130 feet from Geer Highway, and running S. 45 E., 118 feet to an iron pin; thence N. 52 E., 14.3 feet to center of branch; thence following branch in a northwesterly direction 118 feet, more or less, to a point in center of said branch; thence S. 52 W., 21 feet to the beginning corner.

All that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, Bates Township, and having the following metes and bounds, to-wit:

BEGINNING on Geer Highway at a iron pin; thence S. 45 E., 80 feet to a iron pin; thence N. 52 E., 130 feet back to highway; thence N. 45 W., 80 feet to an iron pin; thence S. 52 W., 180 feet back to highway and beginning corner.

All that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, Bates Township, town of Marietta, on the northside of Geer Highway, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin stake at south corner of Lewis Farr's lot, on Geer Highway, thence S. 45 E., 38 feet to an iron pin; thence N. 52 E. 180 feet to an iron pin; thence N. 45 W. 33 feet to an iron pin; thence S. 52 W., 180 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of J. Donald Stroud and Arber S. Collins to be recorded herewith.

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At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagors shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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 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 Mortgagee 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 Mortgagee 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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