or horiet Devilation En muliden 1921

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

WHEREAS, Willie R. Farmer, Doris Farmer, and Nelson Farmer

(hereinafter referred to as Mortgagor) is well and truly indebted unto Calvin Kellett

thereinafter 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

Seven Thousand Four Hundred Twenty Five & 00/100--

Dollars (\$7,425.00) due and payable

watkatatata katatata kisaa x

XXXXXXXXX

፠*፠፠፠፠፠፠፠፠፠፠፠፠፠*፠፠፠፠፠

to be paid as per the terms of said note

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 (\$5.60) 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 Carolini, County of Greenville, in Grove Township, being known and designated as all of Lot No. 9 on a plat entitled "Final Plat, Reedy Acres, Property of W. E. Perry, March 1962", recorded in the RMC Office for Greenville County, S. C., in Plats Book AAA, Page 31, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of a road at the joint front corner of Lots No. 9 and 10 and running thence along said road S 13-40 W 140 feet to an iron pin; thence N 76-18 E 224.5 feet to an iron pin; thence W 19-34 W 95 feet to an iron pin; thence S 81-31 W 153.36 feet to the point of beginning.

This being the property conveyed to Willie R. Farmer by deed of Robert Lee Laster to be executed and recorded of even date herein.

This is a Second Mortgage junior to that of Willie R. Farmer to First Federal Savings and Loan Association of Greenville, South Carolina dated and recorded concurrently herewith and shall be of force and effect only if Willie R. Farmer defaults the original note and First Mortgage to First Federal Savings and Loan Association and shall, in case of default, be for the amount due and owing First Federal Savings and Loan Association.

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 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 typever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

ALAN SHIPE STATE

THE PERSON OF TH