

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MAR 21 12 38 PM '72

OLLIE FARNSWORTH
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1228 PAGE 251

BOOK 45 PAGE 643

WHEREAS, CALVIN FARMER

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

SOUTHERN BANK & TRUST COMPANY

(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 THOUSAND Dollars (\$30,000.00) due and payable

in monthly installments of \$467.60, including principal and interest at the rate of 10% per annum (to be paid on the 1st day of each month on the east side of highway at 75 feet); thence S. 32-30 E. 109 feet to a nail near the center of said highway; thence N. 67-33 E. 37 feet to an iron pin on east bank of road, then continuing with the same course for a total distance of 619 feet to the beginning corner, containing Three and Fifty One-hundredths (3.50) acres, more or less.

This mortgage is given to secure the Mortgagor's guaranty of a \$30,000.00 Note bearing even date herewith executed by Delta Electric Supply, Inc. in favor of the Mortgagee.

MAR 2 1972
GREENVILLE CO. S. C.
MAR 2 2 54 PM '72

DONNIE S. TANKERSLEY
R.H.C.

Cancelled
Donnie S. Tankersley
R.H.C.

Return to:
Robert M. Atrial

BY: *[Signature]*
BY: *[Signature]*
WITNESS: *[Signature]*
WITNESS: *[Signature]*

2308S

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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