

RECEIVED

FILED GREENVILLE, CO. S.C. 29603  
 HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU ST., GREENVILLE, S.C. 29603  
 STATE OF SOUTH CAROLINA } APR 30 3 35 PM '77  
 COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY  
 R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN.  
 MORTGAGE OF REAL ESTATE BOOK 1296 PAGE 537  
 BOOK 47 PAGE 238

WHEREAS, William S. Farmer, Jr.

(hereinafter referred to as Mortgagee) is well and truly indebted unto Josephine S. Hinson

(hereinafter referred to as Mortgage) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four Thousand and 00/100 (\$4,000.00)

at the rate of \$100.00 per month beginning January 10 1974 Dollars (\$4,000.00) due and payable

BEGINNING at an iron pin 15 feet west of an iron pin in the center line of Garden Terrace at the joint front corner of other property of Grantee herein; thence with other property of Grantee N. 88-41 E. 120 feet to an iron pin in line of property of Grantee; thence still with said line N. 88-45 W. 235.4 feet to an iron pin 25 feet distant from a branch; thence S. 3-12 W. 166.8 feet to a point in property of Charles W. Marchbanks; thence with line of property of Charles W. Marchbanks, S. 87-35 E. 386.7 feet to an iron pin on the western side of Garden Terrace; thence along the western side of Garden Terrace N. 11-03 E. 150 feet more or less to the beginning. APR 27 1977

(DILLARD & MITCHELL, P.A.)

This being the same property conveyed to the mortgagee by deed of even date.



Witness  
 Jack H. Mitchell  
 Donnie S. Tankersley  
 Josephine S. Hinson  
 APR 27 1977  
 Full this 13th day of April 1977  
 See Private Apt. 1388 file 7

Together with all and singular rights, members, hereditaments, 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 thereon, 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 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

4-28-77