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BOOK

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Mortgage on Real Estate

MORTGAGE

OLLIE FAHNEWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF ~~RICKENS~~ GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, John A. Martin

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HOME BUILDING & LOAN ASSOCIATION, Easley, S. C. (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 Four Thousand Six Hundred Seventy-Nine and 83/100

DOLLARS (\$4,679.83), with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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 ~~Rickens~~,

Greenville, containing seven and thirty-one hundredths (7.31) acres, more or less bounded on the North by lands of Freeman and Jap Elrod; on the West by lands of Cecil Evans; on the South by lands of Addie Lee Lollis and Albert Turner, and according to plat of John C. Smith, Surveyor, dated April 22, 1959, being more fully described as follows: BEGINNING at iron pin, the northwest corner of the tract, running thence North 60-45 East 219.1 feet to iron pin; thence North 69-30 East 315 feet to iron pin at pine; thence South 7-55 East 442.8 feet; thence South 70-30 West 219 feet to iron pin; thence South 19-05 East 206.7 feet to iron pin; thence South 69-15 West 364.3 feet to iron pin; thence North 18-33 West 133.9 feet to iron pin; thence North 5-21 West 473.4 feet to the BEGINNING corner; being a portion of the land conveyed to J. A. Martin by Harold Major, as Executor under the last will and testament of Eliza Ann Gason, by deed dated August 12, 1953, recorded in Volume 483, at page 423, in the office of the Register of Mesne Conveyance for Greenville County, South Carolina.

LESS, HOWEVER, the lot conveyed by the mortgagor to Bayliss Fernell Martin by deed recorded in Deed Book 629, page 319.