

MORTGAGE OF REAL ESTATE—Offices of Leathers, Wood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, Clarence B. Martin, Jr.

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

Bankers Trust of South Carolina, N. A., its successors and assigns forever

(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

One Hundred Sixty-five Thousand and No/100 Dollars (\$ 165,000.00) due and payable
in one hundred twenty (120) equal monthly payments of Two Thousand, Two Hundred Four and
40/100 (\$2,204.40) Dollars commencing on the 1st day of June, 1974 and continuing on the
1st day of each month thereafter until paid in full, said payments to be applied first to
interest with balance to principal. (Borrower reserves the right to prepay this note in
part or in full at any time prior to maturity without penalty.)
with interest thereon from date at the rate of 10-1/4 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, the Mortgagee's heirs, 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 those two certain adjoining pieces, parcels or tracts of land containing 2.84 acres and 3.54 acres, together with improvements thereon, situate, lying and being on the eastern side of Grove Road and on the western and southern side of a dirt road known as Stony Point Drive near the City of Greenville in Greenville County, South Carolina, and having the following metes and bounds according to plat entitled "Survey for C. B. Martin Company", dated March 22, 1974, by Piedmont Engineers, Architects and Planners.

BEGINNING at a point on the eastern right of way of Grove Road, which point is located 609.7 feet, more or less, south of the intersection of Grove Road and a dirt road known as Stony Point Drive, and running thence S. 80-22 E. 328.04 feet to a point; thence N. 5-56 W. 81.90 feet to a point; thence N. 58-53 W. 25 feet to a point; thence N. 80-01 E. 157.41 feet to a point at the corner of property now or formerly owned by the Gantt Rescue Squad; thence S. 9-28 W. 269.01 feet to a point; thence S. 80-00 E. 159.11 feet to a point in the center of a dirt road (known as Stony Point Drive); thence with the center of said road, S. 1-37 W. 124.62 feet to a point; thence S. 26-37 E. 87.40 feet to a point; thence S. 49-06 E. 52.95 feet to a point; thence S. 46-36 E. 40.6 feet to a point; thence S. 80-47 E. 152 feet to a point; thence leaving the center of said road and running with the line of property now or formerly owned by Huguenin & Douglas S. 9-24 W. 164.1 feet to a point; thence N. 80-33 W. 370.22 feet to a point; thence N. 4-14 E. 67.40 feet to a point; thence N. 52-06 W. 78.04 feet to a point; thence N. 4-39 W. 77.30 feet to a point; thence N. 36-42 W. 79.80 feet to a point; thence N. 82.04 W. 131.23 feet to a point; thence N. 82-04 W. 99.10 feet to a point; thence N. 82-12 W. 201.15 feet to a point; thence N. 00-50 E. 66.76 feet to a point on the eastern right of way of Grove Road; thence with said road right of way N. 25-43 E. 260.32 feet to the point of beginning.



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 is 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.

RECORDED

4328-RV-2