

OCT 28 2 12 PM '77

DONNIE S. TANNERSLEY
R.H.C.

BOOK 1381 PAGE 572

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, JAMES D. MARTIN, JR. and
NANCY L. MARTIN

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN
ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of FORTY-THREE
THOUSAND TWO HUNDRED AND NO/100-----DOLLARS

(\$ 43,200.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said
note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which
is thirty (30) years after the date hereof, unless extended by mutual consent, the terms of said note and
any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as
may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee
on other or no security:

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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, 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 Greenville, on the southeasterly
side of Indian Circle, near the City of Greenville, S.C., being known
and designated as a portion of Lot No. 7 on plat entitled "Final Plat,
Seven Oaks", as recorded in the R.M.C. Office for Greenville County,
S.C. in Plat Book 4R, page 6, and having according to a more recent
survey entitled "Revised Plat, Lots 6 and 7, Seven Oaks", as recorded
in the R.M.C. Office for Greenville County, S.C. in Plat Book 4U, page
110, the following metes and bounds, to-wit:

BEGINNING on the southeasterly side of Indian Circle, said pin being the
joint front corner of Lots 7 and 8 and running thence with the common line
of said lots S. 89-03 E. 154.7 feet to an iron pin, joint rear corner
of Lots 7 and 8; thence S. 8-03 E. 129.8 feet to an iron pin; thence
S. 55-55 W. 54.7 feet to an iron pin, joint rear corner of Lots 6 and 7;
thence with the common line of lots N. 57-03 W. 176 feet to an iron pin
on the southeasterly side of Indian Circle; thence with the southeasterly
side of Indian Circle on a curve the chord of which is N. 16-57 E. 68.9
feet to an iron pin, the point of BEGINNING.

This conveyance is subject to a 10 foot drainage easement and a 25 foot
sewer right of way and all restrictions, setback lines, roadways, ease-
ments and right of ways if any, affecting the above described property.

This property was conveyed to the mortgagors herein by deed of A. James
Nelson and Ellis L. Darby, Jr. and recorded in the R.M.C. Office for
Greenville County in Deed Book 982 at page 330 and recorded Aug. 23, 1973.

FIDELITY FEDERAL SAVINGS & LOAN
P.O. Box 1268
Greenville, South Carolina 29602

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or
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 and any other equipment or fixtures now or hereafter
attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fix-
tures and equipment, other than the usual household furniture, be considered a part of the real estate.

7912-29M

300 AS

0572

4328 RV-2