

FILED
S.C.
SEP 17 3 40 AM '79
SONNIE WILKERSLEY
R.M.C.

BOOK 1480 PAGE 856

MORTGAGE

THIS MORTGAGE is made this 17th day of SEPTEMBER, 1979, between the Mortgagor, H. J. MARTIN & JOE O. CHARPING, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

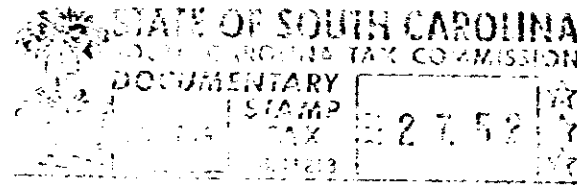
WHEREAS Borrower is indebted to Lender in the principal sum of SIXTY EIGHT THOUSAND EIGHT HUNDRED (\$68,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated Sept., 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 2010.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 1 as shown on plat of TERRA COURT recorded in plat book 6H page 60 of the RMC Office for Greenville County, S. C. and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Terra Court, the joint front corner of Lots 1 & 2, and running thence with the joint line of said lots S. 82-17 E. 305.2 feet to an iron pin; thence turning S. 17-59 E. 20 feet to an iron pin on Hudson Road; thence with the north side of said road S. 72-35 W. 160 feet to an iron pin; thence S. 72-15 W. 100 feet to an iron pin at the intersection of Hudson Road and Terra Court; thence with said intersection S. 69-48 W. 25.6 feet to an iron pin; thence with Terra Court N. 65-12 W. 35.35 feet to an iron pin; thence continuing N. 20-12 W. 25 feet to an iron pin; thence continuing N. 2-35 W. 80.1 feet to an iron pin; thence continuing N. 15-03 E. 30 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to mortgagors by The United Methodist Church, Greenville District by its duly authorized trustee, by deed dated and recorded 7/13/78 in deed vol. 1083 page 61 of the RMC Office for Greenville County, S. C.



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which has the address of Lot 1, Terra Court
(Street) (City)
(herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

A.C.C.I

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