First Mortgage on Real Estate



STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM R. MARTIN , AS TRUSTEE

(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

THIRTY FOUR THOUSAND TWO HUNDRED NINETY-FOUR AND 18/100------

(\$ 34,294.18), 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 181 DAYS

AXXX 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 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 Greenville,

All that certain piece, parcel or unit, situate, lying and being in the state of South Carolina, County of Greenville, being known and designated as <u>Unit 10</u> of Faris Ridge Horizontal Property Regime as is more fully described in Master Deed dated May 10, 1979 and recorded in the RMC Office for Greenville County, SC, in deed book 1102 at page 618 thorugh 682, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 6-V at page 96. Said conveyance is a portion of the same acquired by Grantor (his beneificial interest) by deeds recorded in the RMC Office for Greenville County in Deed Vol. 1102, at page 404 and 1102 at page 684. Recorded 5/8/79, and 5/11/79.

The Grantee Trustee herein is herby given the same trust powers as appears in deeds recorded in the RMC Office for Greenville County in Deed Vol. 1102 at pages 404 and 684, reference to which deeds is hereby craved. However, Grantor acknowledges and agrees that he is no longer a beneficiary of said trust and the Grantee herein is the Trustee solely for Eyl R. Martin, Thomas R. Martin and Deborah M. Adams. The purpose of this deed is that the Grantor conveys all of his interest in the subject property to the Grantee as Trustee for the three beneficiaries mentioned above and Grantor agrees that he no longer has any beneficial interest or any other interest in the subject property.

This is the same property conveyed by deed of First Carolina Development Corporation, dated 5/11/79, recorded 5/16/79 in volume 1102 at page 684 and ALSO: by deed of George O. Short, Jr., dated 6/3/80, recorded 6/3/80 in volume 1126, page 914 of the RMC Office for Greenville County, SC.

Together with all and singular the rights, members, hereditainents, and appurtenance in any way incident or appertaining, and all of the rents, issues, and profite which attach attach.

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