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SOUTH CAROLINA  
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DONN - BANKERSLEY  
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**MORTGAGE**

BOOK 1587 PAGE 411

THIS MORTGAGE is made this 30th day of November 1982, between the Mortgagor, James L. Martin and Carol J. Martin (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States of America, whose address is 101 Greystone Boulevard, Columbia, South Carolina 29226 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY-FOUR THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on:

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 certain piece, parcel, lot or tract of land situate, lying and being on a County road off of Jacobs Road and being shown as a 1 acre tract on plat of Carolina Surveying Company dated April 7, 1981 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point adjacent to County Road and 738 feet, more or less, from the Jacobs Road and at the joint front corner of this property and property of Martha D. Harrison and running thence N. 53-29 W. 273.5 feet to a point; thence N. 26-30 E. 170 feet to a point; thence S. 50-45 E. 270.5 feet to a point; thence S. 24-30 W. 158 feet to the point of beginning.

This is the same property conveyed to James L. Martin by deed of Martha D. Harrison dated April 15, 1981 and recorded in the RMC Office for Greenville county in Deed Book 1146 at page 332, and one-half interest to Carol J. Martin by deed of James L. Martin dated November 30, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1178 at page 111.

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PROPERTY TAX COLLECTOR  
COMPLEMENTARY  
STAMP  
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NOV 30 1982

which has the address of 15 East Jacob Drive Greenville, South Carolina 29605 (herein "Property Address");

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 seized 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.

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