

First Federal of S. C.
P. O. Box 408
Greenville, S. C. 29602

10-17-84 571

FILED
GREENVILLE S.C.
FEB 17 1984
JUNIOR R.M.C.

MORTGAGE

THIS MORTGAGE is made this 6th day of February, 1984, between the Mortgagor, Margaret S. Martin

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Fifteen Thousand Eight Hundred Eighty Seven and 36/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 6, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 2-28-91

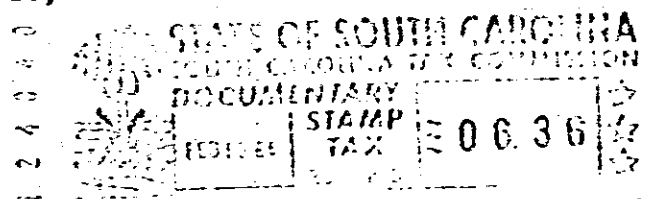
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, or lot of land in the County of Greenville, State of South Carolina, on the easterly side of Thames Drive, being known and designated as Lot No. 50, on plat of Avon Park, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "KK", at Page 71, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the easterly side of Thames Drive, joint front corner of Lots Nos. 50 and 51, and running thence with line of Lot No. 51 N. 84-18 E. 175 feet to an iron pin; running thence N. 23-42 E. 87.1 feet to an iron pin; running thence with the line of Lot No. 72 N. 78-17 W. 90 feet to an iron pin; running thence with line of Lot No. 49 N. 73-32 W. 102.6 feet to an iron pin on Thames Drive, thence along the easterly side of Thames Drive S. 15-53 W. 21.4 feet to an iron pin; thence continuing with Thames Drive S. 10-53 W. 91 feet to the point of BEGINNING:

This being the same property to conveyed to Kelly P. Martin, Jr. and Margaret S. Martin be deed of Michael W. Pannell and Linda Ann Pannell, dated August 26, 1968 recorded August 30, 1968 in the R.M.C. Office for Greenville County in DEED book 851 at Page 277. Kelly P. Martin, Jr. subsequently deeded his one half interest to Margaret S. Martin by deed dated September 9, 1969 recorded September 9, 1969 in the R.M.C. Office for Greenville County in Deed book 875 at Page 381.

This is a second mortgage and is junior in lien to that mortgage given by Margaret S. Martin to Fidelity Federal Savings and Loan Association, dated March 05, 1976 recorded March 10, 1976 in the R.M.C. Office for Greenville County in Book 1362 at page 51.



Loan # 020 319264-8

which has the address of 3 Thames Drive, Taylors, S. C. 29687

(State and Zip Code) (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 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.

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