

MAY 3 2 05 PM '76

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) H.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Joseph M. Martin

herein referred to as Mortgagor) is well and truly indebted unto Frances Ellen Smink, Lucile Barber and Arthur Franklin Andre

hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty Thousand, Eight Hundred and No/100-----

----- Dollars (\$ 20,800.00 ) due and payable

according to the terms of the note of even date for which this mortgage stands as security.

with interest thereon from date at the rate of 9% per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being depicted on a plat entitled "Property of Joe Martin", dated January 9, 1976, by R. B. Bruce, R.L.S., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northwestern edge of Wade Hampton Boulevard, at the joint front corner with property now or formerly owned by "Sara Bruin", and running thence with the northwestern edge of Wade Hampton Boulevard, S. 43-00 W. 175 feet to a nail and cap; thence N. 74-22 W. 29 feet to a nail and cap on the southeastern edge of Pine Knoll Drive; thence with the southeastern edge of Pine Knoll Drive, N. 0-33 W. 125 feet to an old iron pin; thence along the line of property now or formerly belonging to Sara Bruin, N. 55-22 E. 88.6 feet to an old iron pin; thence continuing along said Bruin line, S. 47-00 E. 65 feet to the point of beginning.

ALSO: All that piece, parcel or tract of land at the point of intersection of Pine Knoll Drive and Wade Hampton Boulevard, shown as a triangle of land 40 feet by 40 feet by 29 feet on a plat entitled "Property of Joe Martin", by Carolina Surveying Company, dated January 9, 1976, said plat having been incorporated into an Option Agreement from the Mortgagee to the Mortgagor herein recorded in Greenville County Deed Book 1033 at Pages 411 thru 425, reference being made thereto.

5.8.32



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

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and authority authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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