

GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

4 10 29 1977
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Ronald A. Martin and Mary J. Martin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Greer, Greer, South Carolina, 29651

(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

Forty-Five Hundred and 00/100 Dollars (\$ 4,500.00) due and payable for the terms of payment, see Note of even date.

with interest thereon from date at the rate of Eight (8) per centum per annum, to be paid: annually

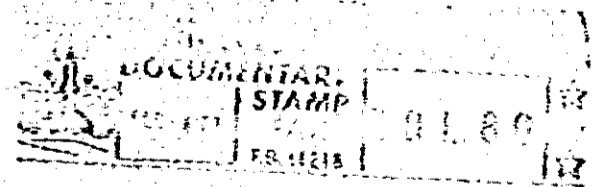
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, at the southwestern corner of the intersection of Crown Avenue and Charing Cross Road, being known and designated as Lot No. 21 and part of Lot 24 as shown on a Plat of Brookwood Forest, Section III, recorded in the R.M.C. Office for Greenville County in Plat Book "BBB", at Page 155, and also shown on a Plat of Ronald A. Martin and Mary J. Martin, recorded in the R.M.C. Office for Greenville County, in Plat Book 4-W, at Page 88, and having, according to said latter plat, reference to which is hereby carved for a more complete and accurate description of said premises.

This mortgage is given in consideration of and is junior in rank to that mortgage in favor of First Federal Savings and Loan Association of Greenville, South Carolina, dated December 6, 1972, and recorded in R.M.C. Office for Greenville, South Carolina, in Mortgage Book 1259 at Page 607, the present balance thereon being in the amount of Twenty-Seven Thousand Six Hundred Eighty-One and 13/100 (\$27,681.13) Dollars.

Derivation: The above described premises are the same conveyed to Mortgagor herein by deed of Aloysius A. Borgschulte and Margaret E. Borgschulte dated December 6, 1972, and recorded in the R.M.C. Office for Greenville, South Carolina, in Deed Volume 962 at Page 354.



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 equipment, 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 is lawfully 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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