

GADDY & DAVENPORT, ATTORNEYS AT LAW

Mortgage of Real Estate

1601 958

State of South Carolina
County of

THIS MORTGAGE was made April 13, 19 83

THE "MORTGAGOR" referred to in this Mortgage is WILLIAM M. MARTIN AND ANN H. MARTIN,
whose address is 126 Laurens Road, Greenville, South Carolina 29607

THE "MORTGAGEE" is PAULINE S. AYERS,

whose address is c/o John F. Ayers, Jr., 2313 Village Drive, Fayetteville, N.C. 28304

THE "NOTE" is a note from WILLIAM M. MARTIN AND ANN H. MARTIN,
to Mortgagee in the amount of \$ 27,300.00 dated April 13, 19 83. The
Note and any documents renewing, extending or modifying it and any notes evidencing future
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The
final maturity of the Note is May 1, 19 83. The amount of debt secured by
this Mortgage, including the outstanding amount of the Note and all Future Advances under
paragraph 13 below, shall at no time exceed \$ 27,300.00 plus interest, attorneys' fees not to exceed
fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and
Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or
capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in
the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the
indebtedness evidenced by the Note, (b) any Future Advances made under paragraph 13 below, (c) Expenditures by
Mortgagee under paragraph 5 below, and (d) attorneys' fees, court costs and other amounts which may be due under the
Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor
acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs,
successors and assigns, the following described property

ALL that certain piece, parcel or lot of land, with all improvements
thereon, situate, lying and being in the City and County of Greenville,
State of South Carolina, designated as the northern portion of Lot
Number Two (2), Section F, on a plat of Stone Land Company property,
recorded in the R.M.C. Office for Greenville County in Plat Book A
at pages 336-345, as replatted in Plat Book K at pages 227-278,
and being shown in the Greenville County Auditor's Office on Sheet 35,
Block 3 as Lot Number 7, and having the following metes and bounds,
to-wit:

BEGINNING at a stake on the south side of Garraux Street, at the
joint corners of Lots 1 and 2, Section F, and running thence along the
south side of Garraux Street, S. 66-15 E. 64 feet 1-1/2 inches to a
stake of the corner of Lot 3, Section F, thence along the line of
Lot 3 in a southwesterly direction, approximately S. 18 W. 120 feet
more or less, to the corner of the southern portion of said Lot 2
heretofore conveyed by Grace E. Phillips to T. H. Cromer; thence
along the line of that lot parallel with East Earle Street 64 feet
1-1/2 inches, more or less, to a stake in the line of Lot 1; thence
along the line of Lot 1 in a northeasterly direction, approximately
N. 18 E. 120 feet, more or less, to the point of beginning.

This is the identical property conveyed to the Mortgagors herein
by deed from Pauline S. Ayers, dated March 30, 1983, to be recorded in
the R.M.C. Office for Greenville County, South Carolina.

This is a purchase money mortgage and is given for the purpose of
securing a portion of the purchase price.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
ON APRIL 13, 1983
STAMP 10.9

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any
way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now
or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference
thereto).