STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wilse W. Martin and Mary Frances D. Martin

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company

(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 Thirteen Thousand One Hundred Seventy-Seven and 20/100

at the rate of \$219.62 per month beginning March 10, 1978, and continuing on the 10th day of each and every month thereafter for a period of five years with interest due and payable as per note executed this 14th day of February, 1978.

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, on the northeastern side of Rolling Green Circle, containing 3.7 acres, more or less, and being known and designated as Lot No. 4 of Rolling Green Real Estate Co., as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book XX at Page 33, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Rolling Green Circle at the joint front corner of Lots Nos. 3 and 4 and running thence along the line of Lot No. 3, N.24-50 E. 488 feet to an iron pin; thence S.20-31 E. 289 feet to an iron pin; thence S.32-45 E. 175 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5; thence along the line of Lot No. 5, S.30-38 W. 437 feet to an iron pin on the northeastern side of Rolling Green Circle; thence along Rolling Green Circle, N. 28 W. 400 feet to the beginning corner.

THIS is the same property as that conveyed to the Mortgagors herein by deed from C. H. Stevens, as Trustee, recorded in the RMC Office for Greenville County in Deed Book 764 at Page 514 on January 6, 1965.

THIS is a second mortgage lien subject to that certain first mortgage given to First Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1380 at Page 953, in the original amount of 45,000.00, and having a present balance of 44,650.04.

THE mailing address of the Mortgagee herein is P. O. Box 3028, Greenville, South Carolina 29602.

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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 such 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 serzed of the premises heireinabove 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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, Jane Carlotte