

GA S C.

200 1496 950

MORTGAGE

WERSLEY

THIS MORTGAGE is made this 29th day of February 1980 between the Mortgagor, William F. Martin, Jr. and Karen Ann Martin (herein "Borrower"), and the Mortgagee, South Carolina National Bank, a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 168, Columbia, S.C., 29202 (herein "Lender").

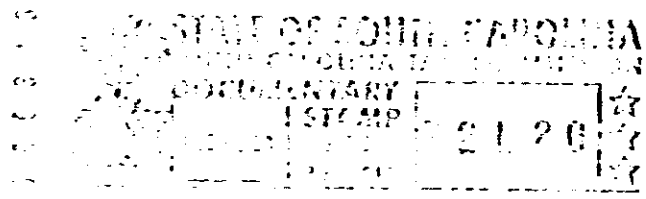
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Three Thousand and No/100 (\$53,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 29, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010.

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 lot of land in Greenville County, S.C., on the southern side of Harness Trail, being known and designated as Lot No. 10 according to a plat entitled "HERITAGE LAKES SUBDIVISION" recorded in the R.M.C. Office for Greenville County, S.C., in Plats Book 6-H, at Page 16, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Harness Trail at the joint front corner of Lots 9 and 10 and running thence along the common line of said lots S. 37-42-21 E. 231.4 feet to an iron pin; thence S. 73-32-12 W. 147.00 feet to an iron pin at the joint rear corner of Lots 10 and 11; thence along the common line of said lots N. 27-58-56 E. 185.52 feet to an iron pin on the southern side of Harness Trail; thence with the right-of-way of Harness Trail N. 57-10-52 E. 58.07 feet to an iron pin; thence continuing with the right-of-way of Harness Trail N. 52-17-39 E. 47.66 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Balentine Brothers Builders, Inc., to be executed and recorded of even date herewith.



which has the address of Lot 10 Harness Trail, Simpsonville, S.C. 29681 (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 seized 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.

03 03 1496

0959

4328 RV-2