

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLARENCE B. MARTIN, JR. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of FIFTY THOUSAND AND NO/100 ----- DOLLARS

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(\$ 50,000.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 15 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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,

ALL those two certain adjoining pieces, parcels or tracts of land containing 2.75 acres and 3.63 acres together with improvements thereon situate, lying and being on the eastern side of Grove Road and on the western and southern side of a dirt road known as Stony Point Drive near the City of Greenville in Greenville County, South Carolina and having the following metes and bounds according to plat, entitled "Survey for Clarence B. Martin, Jr.," dated March 22, 1974, revised April 26, 1974 and January 10, 1977, by Piedmont Engineers Architects Planners:

BEGINNING at a point on the eastern right-of-way of Grove Road, which point is located 609.7 feet more or less south of the intersection of Grove Road and a dirt road known as Stony Point Drive and running thence S. 79-50 E. 325.50 feet to a point; thence N. 5-56 W. 81.90 feet to a point; thence N. 58-53 W. 25 feet to an old iron pin; thence N. 80-01 E. 157.4 feet to a point at the corner of property now or formerly owned by Gantt Rescue Squad; thence with the line of Gantt Rescue Squad property S. 9-28 W. 269.01 feet to an old iron pin; thence S. 80-00 E. 159.11 feet to a point in the center line of Stony Point Drive; thence with the center line of Stony Point Drive S. 1-37 W. 124.62 feet to a point; thence S. 26-37 E. 87.40 feet to a point; thence S. 49-06 E. 52.95 feet to a point; thence S. 46-36 E. 40.6 feet to a point; thence S. 80-47 E. 152.00 feet to a point; thence leaving the center line of said Stony Point Drive and running S. 9-24 W. 164.1 feet to an old iron pin; thence N. 80-33 W. 370.22 feet to a point; thence N. 4-14 E. 67.40 feet to a point; thence N. 52-06 W. 78.04 feet to a point; thence N. 4-39 W. 77.30 feet to a point; thence N. 36-42 W. 79.80 feet to a point; thence N. 82-04 W. 131.23 feet to an old iron pin; thence N. 82-04 W. 99.10 feet to an old iron pin; thence N. 82-12 W. 201.15 feet to an old iron pin; thence N. 00-50 E. 66.76 feet to an old iron pin on the eastern side of Grove Road; thence with the eastern side of Grove Road N. 26-01 E.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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