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MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.C.
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, MARPAR INVESTMENT COMPANY (A Partnership whose partners are Clarence B. Martin, Jr., Virginia B. Martin, Virginia Theresa Martin and Helen Elizabeth Martin)

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLARENCE B. MARTIN, JR.

(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

SIXTY EIGHT THOUSAND AND NO/100----- Dollars (\$ 68,000.00) due and payable

in 35 monthly installments of \$573.82 each, beginning September 15, 1977 and continuing through July 15, 1980 and the entire remaining unpaid balance shall be due and payable on August 15, 1980, said payments to be applied first to interest and then to principal

with interest thereon from date at the rate of six (6) per centum per annum, to be paid: monthly

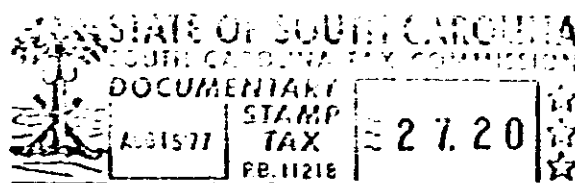
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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, containing eight (8) acres and being on the western side of Mauldin Road (also known as Parkins Mill Road and S.C. 186) in the County of Greenville, State of South Carolina, being the northern portion of a tract of land shown on a plat entitled "Survey for Charco, a Partnership" recorded in Plat Book NNN, Page 115, Greenville County R.M.C. Office and having the following metes and bounds according to a plat entitled "Property of Ashmore Mfg. Co." dated June 24, 1977 by Gould and Assoc.

BEGINNING at a point on the western side of Mauldin Road (Parkins Mill Road - S.C. 186) which point is marked by a nail and bottle top in a private road leading westward from Mauldin Road and which point is at the corner of property now or formerly owned by Raines; thence from said point of beginning following the western right of way of Mauldin Road S. 08-53 E. 200 feet to an iron pin; thence continuing with said right of way S. 13-03 E. 135 feet to an iron pin; thence leaving said road right of way and running N. 85-24 W. 796.0 feet to an iron pin; thence N. 14-35 E. 583 feet to an iron bolt in or near the aforesaid private road; thence S. 86-00 E. 302.9 feet to a point marked by nail and bottle top in said private road; thence S. 36-45 E. 236.0 feet to a point in said road; thence S. 52-00 E. 146.0 feet to a point in said road; thence S. 76-47 E. 24.58 feet to a point in said private road, being the point of beginning and being the same property conveyed to the mortgagor herein by deed of Russell C. Ashmore, Jr. and Joe E. Cooper, Trustees of Profit Sharing Plan and Trust of Ashmore Brothers, Inc., recorded on the same day as the date of recordation of this mortgage.

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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 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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