

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM RUNGE MARTIN, EYL R. MARTIN and THOMAS R. MARTIN

(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 Ninety-seven Thousand and No/100-----DOLLARS

(\$ 97,000.00), 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 20 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, on the northwest side of Knoxbury Terrace (formerly known as Woodland Way) in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lots 2, 3, 4 and the major portion of Lot 1 on a plat of The Terrace Apartments, made by Dalton & Neves, Engineers, November 1954, recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, page 97 and having, according to said plat and a survey made by H. C. Clarkson and R. K. Campbell, Surveyors, June 11, 1965, the following metes and bounds, to-wit: BEGINNING at an iron pin on the north side of Knoxbury Terrace, said pin being located 137.7 feet in a westerly direction from an iron pin at the northwest corner of the intersection of McDaniel Avenue and Knoxbury Terrace and runs thence N 27-24 W 69.05 feet to an iron pin; thence N 61-49 W 26 feet to an iron pin; thence S 73-30 W 52 feet to an iron pin; thence S 61-15 W 117 feet to an iron pin; thence S 43-0 W 100 feet to an iron pin; thence S 46-10 W 133 feet to an iron pin; thence S 40-15 W 32 feet to an iron pin; thence with the line of Lot 5, S 52-38 E 155 feet to an iron pin on Knoxbury Terrace; thence along Knoxbury Terrace, the following courses and distances: N 31-11 E 19.7 feet; N 28-47 E 50 feet; N 30-24 E 32 feet; N 34-47 E 55.1 feet; N 40-19 E 54.7 feet; N 46-58 E 76.6 feet; N 52-0 E 22.8 feet to an iron pin; thence with the curve of Knoxbury Terrace (the chord being N 60-45 E 83.9 feet) to the beginning corner.

ALSO, all that lot of land situate on the southeast side of Knoxbury Terrace (formerly known as Woodland Way), in the City of Greenville, County of Greenville, State of South Carolina, being shown as a portion of Lot 11 on a plat of The Terrace Apartments, made by Dalton & Neves Engineers, November, 1954, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, Page 97 and having, according to said plat and a survey made by H. C. Clarkson and R. K. Campbell, Surveyors, June 11, 1965, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Knoxbury Terrace, said pin being located 212 feet in a westerly direction from an iron pin at the southwest corner of the intersection of McDaniel Avenue and Knoxbury Terrace and runs thence S 75-55 E 13.1 feet to an iron pin; thence S 36-38 W 87.1 feet to an iron pin; thence N 13-28 W 94.8 feet to an iron pin; thence N 68-43 W 58.4 feet to an iron pin on the southeast side of Knoxbury Terrace; thence with the curve of Knoxbury Terrace (the chord being N 33-07 E 100 feet) to an iron pin; thence still with the curve of Knoxbury Terrace (the chord being N 45-18 E 83 feet) to the beginning corner.

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.

This being the same property as conveyed to the Mortgagor by deed of Patewood, Corp. and being recorded in the R.M.C. Office for Greenville County on October 17, 1977.

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