

GREENVILLE, S.C.
NOV 24 1978

MORTGAGE

BOOK 1501 PAGE 100

THIS MORTGAGE is made this 24th day of November 1978, between the Mortgagor, James Michael Martin and Diane W. Martin (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 10121, Greenville, South Carolina 29603 (herein "Lender").

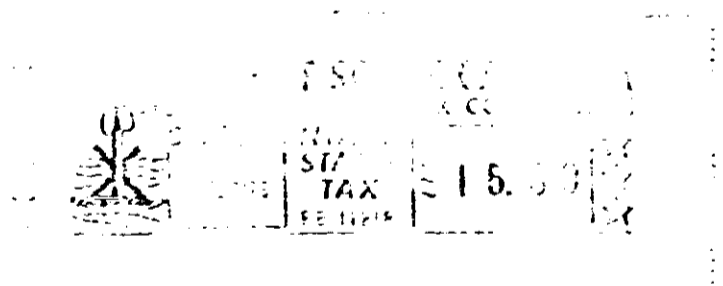
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand Nine Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 24, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2009.

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:

being shown on a plat by R. B. Bruce, Surveyor, dated June 11, 1974 as Lot 40, Hampshire Hills, and having the following metes and bounds as shown thereon, to-wit:

BEGINNING at a point on the southern side of Loconia Drive at the joint front corner of Lots 40 and 41 and running thence with the common line of said lots, S. 19-38 E., 217.4 feet to a point at the joint rear corner of said lots; thence turning and running with the common rear boundaries of Lots 16, 29, and 40, N. 66-34 E., 244.8 feet to a point at the joint rear corner of Lot 29 and Lot 40; thence turning and running N. 20-27 W., 219.8 feet to a point on the southern side of Loconia Drive; thence turning and running with said Drive, S. 68-51 W., 92 feet to a point on Loconia Drive; thence continuing with said Drive, S. 64-11 W., 150 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Leon Moody dated November 24, 1978 and recorded herewith.



which has the address of Loconia Drive, Greenville, S.C. (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.

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