

FILED
GREENVILLE S.C.

OCT 1 2 40 PM '79

DONNIE J. HANFERSLEY
R.M.C. **MORTGAGE**

BOOK 1482 PAGE 810

THIS MORTGAGE is made this 1st day of October 19. 79, between the Mortgagor, BYRON E. MARTIN and DOROTHY P. MARTIN (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY SIX THOUSAND, EIGHT HUNDRED & No/100-- (\$46,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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:

ALL that certain piece, parcel or lot of land, situate, lying and being on the northern side of Woodbury Circle, Greenville County, South Carolina, being shown and designated as Lot No. 15 on plat of BROADMOOR SUBDIVISION, recorded in the RMC Office for Greenville County in Plat Book RR at Page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodbury Circle at the joint front corner of Lots 14 and 15, and running thence with the northern intersection of Woodbury Circle, N. 85-46 W. 137.0 feet to a pin at the curve of the intersection of Woodbury Circle and Holmsby Lane; thence with the curve of said intersection (the chord of which is N. 40-37 W. 35.8 feet), to a pin on the eastern side of Holmsby Lane; thence with the eastern side of Holmsby Lane, N. 3-41 E. 80.0 feet to an iron pin at the joint front corner of Lots 15 and 16; thence with the line of Lot 16, N. 81-14 E. 148.7 feet to an iron pin at the common rear corner of Lots 13, 14, 15 and 16; thence with the line of Lot 14, S. 3-12 E. 140.0 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Paul R. Massengill and Lynne H. Massengill, dated October 1, 1979, and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
OCT 1 1979
101 EAST WASHINGTON STREET
GREENVILLE, SOUTH CAROLINA

which has the address of 201 Woodbury Circle, Taylors, South Carolina, 29687.,
[Street] [City]

(herein "Property Address");
[State and Zip Code]

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 seised 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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