

FILED
GREENVILLE CO. S. C.
NOV 26 11 47 AM '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1489 PAGE 260

MORTGAGE

THIS MORTGAGE is made this 23 day of November,
19 79, between the Mortgagor, Joe L. Martin and Beatrice L. Martin

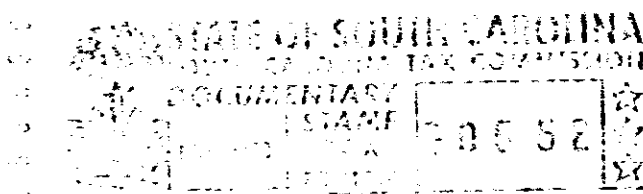
(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand Seven Hundred Six and 31/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 23, 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 December 1, 1979.....;

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 piece, parcel or lot of land in Greenville County, South Carolina, being known as unit No. 5-D of Town Park of Greenville, S. C., Horizontal Property Regime as is more fully described in Master Deed dated June 5, 1970, recorded in the R.M.C. Office for Greenville County S. C. in Deed Book 891, page 243, as amended by amendment to said Master Deed recorded in the R.M.C. Office for Greenville County on July 15, 1971 in Deed Book 920, page 305, and as amended by amendment to Master Deed recorded in Deed Book 987, page 345, and survey and plot to plans recorded in Plat Book 4-G, pages 173, 175 and 177.

This is the same property conveyed to the Mortgagors by deed of Douglas G. Davenport recorded in the R.M.C. Office for Greenville County in Deed Book 1116, page 308 on November 26, 1979.



which has the address of 5-D Town Park Condominiums, East North Street Ext., Greenville
(Street) (City)
South Carolina (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 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.

SOUTH CAROLINA — 1 to 4 Family — 6 75 — FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

GCTC --- 1 NC26 79 240 4.0001

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