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RECORDED
S. C.
AUG 13 AM '80
SHERLEY

MORTGAGE

THIS MORTGAGE is made this 6th day of August, 1980, between the Mortgagor, Donald J. and Lisa B. 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 Twelve Thousand Dollars and no/100's (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 1980, (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, 1990.....;

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, being known and designated as Lot No. 17 as shown on plat of BURDETT ESTATES prepared by Dalton & Neves, Engineers, dated February, 1971, revised December, 1973, which plat is recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-D, at page 71, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of a culdesac, joint corner of Lots 16 and 17, running thence down joint line of said lots, S. 81-18 E. 100 feet to an iron pin; running thence N. 47-05 W. 112.6 feet to an iron pin in the line of Lot 14, joint corner of Lots 17 and 12; running thence down joint line of Lots 17 and 12, S. 53-10 W. 159.7 feet to an iron pin at joint rear corner of Lots 17, 18 and 12; running thence up joint line of Lots 17 and 18, N. 25-18 W. 115 feet to an iron pin on the cul-de-sac; running thence down eastern side of said cul-de-sac, N. 8-44 E. 66.8 feet to point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Rosamond Enterprises, Inc. and recorded in the RMC office for Greenville County on November 18, 1975 in Deed Book 1027 and page 510.

This is a second mortgage and is junior in lien to that mortgage executed to Rosamond Enterprises, Inc. which mortgage is recorded in RMC office for Greenville County in Book 1343 and page 471.

which has the address of 2 Oak Park Court Mauldin, South Carolina 29662 (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 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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