MORTGAGE OF REAL ESTATEMETERED By MYLKINS, Attorness at Law, Greenville, S. C. 203 1534 FASE 430

STATE OF SOUTH CAROLINA DONN COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, MICHAEL S. MARTIN & PATRICIA T. MARTIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto DOROTHY J. MARTIN

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

EIGHT THOUSAND FOUR HUNDRED SEVENTY SEVEN & 12/100 ---- Dollars (\$ 8,477.12) due and payable on or before five years from date

with interest thereon from MARCH 1'81 at the rate of nine (9%) per centum per annum, to be paid: annually The mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, hargain, sell and release unto the Mortgagoe, the Mortgagoe's heirs, 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, shown and designated as Lot No. 53 on plat of DREXEL TERRACE, said plat being recorded in the RMC Office for Greenville County in Plat Book QQ at page 177, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Cunningham Road, joint front corner of Lots 52 and 53, and running thence with the line of said lots N. 87-00 W. 160.0 feet to an iron pin, joint rear corner of said lots; thence with Lot 51, S. 27-04 W. 20.2 feet to an iron pin; thence with the line of Lot 50, S. 7-37 W. 75.0 feet to an iron pin, joint rear corner of Lots 53 and 54; thence with the line of said Lots S. 81-30 E. 175.8 feet to an iron pin on the western side of Cunningham Road, joint front corner of said lots; thence with the western side of Cunningham Road N. 2-34 E. 110 feet to an iron pin the point of beginning.

This is the same property conveyed to mortgagors by mortgagee by deed of even date herewith to be recorded.

This mortgage is junior in lien to that certain mortgage held by Fidelity Federal Savings and Loan Association.

Mortgagee's address: 106 Governors Square, Route # 4, Greer, S. C. 29651

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right anthis lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except ast-provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.