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BOOK 1543 PAGE 958

# MORTGAGE

THIS MORTGAGE is made this 11th day of June, 1981, between the Mortgagor, Eugene V. Martin and Peggy A. Martin (herein "Borrower"), and the Mortgagee, AMERICAN 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").

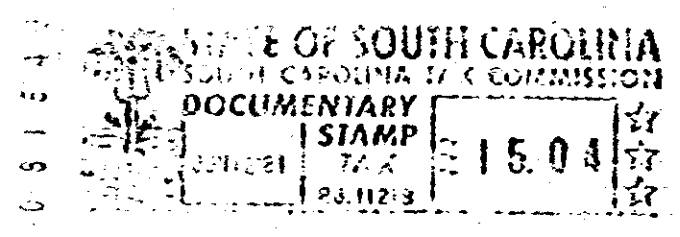
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven thousand five hundred fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 11, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011.

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 in the State of South Carolina, County of Greenville, within the corporate limits of the Town of Mauldin and being known and designated as Lot No. 31 of a subdivision known as Glendale II, a plat of which is of record in the RMC Office for Greenville County in Plat Book 000 at page 55, and by a more recent plat of "Property of Eugene V. Martin and Peggy Ann Martin," prepared by Freeland and Associates on June 10, 1981; and having, according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Hickory Lane, joint front corner of Lots 31 and 32, and running thence along said Lane, S. 47-49 E. 105.0 feet to an iron pin; thence turning and running across the corner of Hickory Lane and Verdin Drive, S. 2-49 E. 35.3 feet to an iron pin on Verdin Drive; thence running along said Drive as follows: S. 42-11 W. 102.0 feet to an iron pin; S. 40-11 W. 23.0 feet to an iron pin at the joint front corner of Lots 42 and 31; thence running along the common line of Lots 42 and 31, N. 52-13 W. 131.1 feet to an iron pin; thence turning and running along the common line of Lots 31 and 32, N. 42-11 E. 160.0 feet to an iron pin on Hickory Lane, being the point of BEGINNING.

This is the identical property conveyed to the mortgagors by deed of Clabern W. Harkins and Evelen C. Harkins, to be recorded of even date herewith.



which has the address of 208 Hickory Lane 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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