

GREENVILLE, S.C.

MORTGAGE

BOOK 1554 PAGE 238

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THIS MORTGAGE is made this 1st day of October 1981, between the Mortgagor, Daniel V. Martin and Toni Martin (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 10148 Greenville, South Carolina 29603 (herein "Lender").

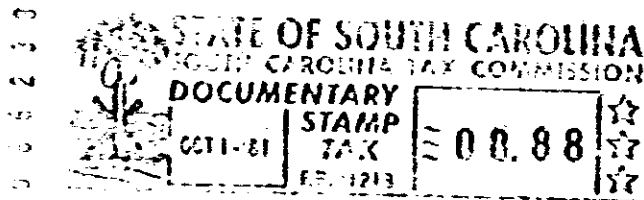
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand One Hundred Seventy-Five and 26/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2002

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 situate, lying and being on the northern side of Lancelot Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 63 on a plat entitled "Sheet 2 of Camelot Subdivision", prepared by Piedmont Engineers and Architects, dated November 5, 1968, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW, at page 47, and having, according to a more recent plat entitled "Property of Daniel V. Martin and Toni Martin", the following metes and bounds:

BEGINNING at an iron pin on the northern side of Lancelot Drive at the joint front corner of Lots Nos. 63 and 64 and running thence with the line of Lot No. 64 N. 36-10 W. 173 feet to an iron pin in the line of Lot No. 57; thence with the line of Lot No. 57 N. 43-24 E. 100 feet to an iron pin in the line of Lot No. 62; thence with the line of Lot No. 62 S. 44-08 E. 177 feet to an iron pin on the northern side of Lancelot Drive; thence with the northern side of Lancelot Drive S. 39-21 W. 60 feet to an iron pin; thence S. 52-59 W. 65 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Walter Jablonski, Jr. and Loretta A. Jablonski dated September 15, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1156, at page 24, on October 1, 1981.



which has the address of 513 Lancelot Drive Simpsonville, S.C. 29681 (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 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.

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