

Mortgagee's Mailing Address: 301 College Street, Greenville, S.C. 29601

S. C.

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BOOK 1572 PAGE 565

# MORTGAGE

THIS MORTGAGE is made this 11th day of June, 1982, between the Mortgagor, Mary T. Martin

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

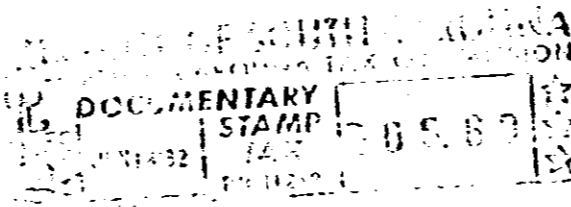
WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand and No/100 (\$14,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 11, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1982.....;

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 in Greenville Township, Greenville County, State of South Carolina, on the Northwest side of Briggs Avenue, known and designated as Lot No. 3 according to survey and plat of property of Henry Briggs made by R. E. Dalton, Engineer, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northwest side of Briggs Avenue, which point is 96.4 feet east of Hampton Avenue, and running thence along the Northwest side of Briggs Avenue, N. 57-35 E., 50 feet to pin, corner of Lot No. 4; thence with line of Lot No. 4 N. 32-30 W., 100 feet to pin, corner of Lots 4, 12 and 11; thence with line of Lot 11, S. 57-35 W. 50 feet to pin, joint corner of Lot 11, 10 and 2; thence with line of Lot 2, S. 32-30 E., 100 feet to beginning.

This being the same property conveyed to the mortgagor herein by deed of Mae K. Turnbull dated August 3, 1981 and recorded in the R.M.C. Office for Greenville County on August 4, 1981 in Deed Book 1152 at Page 994.



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which has the address of 5 Briggs Avenue Greenville, S.C. 29602 (herein "Property Address");  
(Street) (City) (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.

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