

JUL 26 3 57 PM '84
DONNIE R.H.C.

COMMERCIAL MORTGAGE

THIS MORTGAGE is made this 26th day of July, 1984, between the Mortgagor, Larry C. 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").

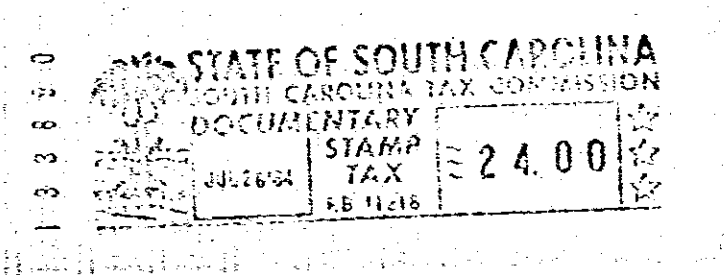
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and no/100 (\$80,000.00) Dollars, which indebtedness is evidenced by Borrower's note/agreement dated _____, (herein "Note"), said principal sum being payable as set forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not sooner paid, due and payable on _____, subject to future advances or renewals.

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, shown on a plat entitled "Property of Mary R. Willimon" dated May, 1955, surveyed by Dalton and Neves, Surveyors, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of the right-of-way for Laurens Road and running thence with said right-of-way, S. 54-52 E. 79.86 feet to an iron pin; thence continuing with said right-of-way, N. 73-58 E. 62.7 feet to an iron pin; thence running along the right-of-way for South Carolina Highway No. 291, N. 22-49 E. 223.0 feet to an iron pin; thence running N. 66-42 W. 65.8 feet to an iron pin; thence S. 21-48 W. 73.9 feet to an iron pin; thence N. 54-38 W. 64.1 feet to an iron pin; thence S. 22-41 W. 185.9 feet to an iron pin, the point of beginning.

This being the same property conveyed to mortgagor by deed of Mary R. Willimon dated September 15, 1981, recorded on September 17, 1981, in Deed Book 1155 at Page 221.



which has the address of 1429-1431 Laurens Road, Greenville, SC 29607 (herein "Property Address");

CHECK IF APPLICABLE: This is a second mortgage and is subject to the lien of a first mortgage executed by Larry C. Martin to Mary R. Willimon of record in Mortgage Book 1553 Page 40, in the Register's Office for Greenville County, South Carolina.

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, including furniture, furnishings and equipment 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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