

FILED
GREENVILLE, S.C.
SEP 14 3 13 PM '84
DONNIE S. WALKERSLEY
R.H.C.

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SECURITY FEDERAL
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on SEPTEMBER 14,
19 84. The mortgagor is THOMAS E. MARTENSON & J. DENISE MINIX
("Borrower"). This Security Instrument is given to SECURITY
FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA, which is organized and existing
under the laws of South Carolina, and whose address is P. O. BOX 11589,
Columbia, South Carolina 29211, ("Lender").
Borrower owes Lender the principal sum of SIXTY-ONE THOUSAND, TWO HUNDRED
AND NO/100 Dollars (U.S. \$ 61,200.00). This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
paid earlier, due and payable on OCTOBER 1, 2014. This Security Instrument
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and
the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in GREENVILLE County, South Carolina:

ALL that piece, parcel, or lot of land in the County of Greenville,
State of South Carolina, situate, lying, and being on the Northern
side of Imperial Drive, and being known and designated as Lot 373, on
a Plat of Heritage Hills Subdivision, Section III, Plat of which is
recorded in the RMC Office for Greenville County, in Plat Book 4-F,
at Page 26, and having, according to said Plat, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Imperial Drive, at
the joint front corner of Lots 373 and 374, and running thence with
the common line of said Lots, N. 06-07 E., 119.75 feet to an iron pin
at the joint rear corner of Lots 374 and 375; thence N. 03-22 W.,
50.6 feet to an iron pin; thence S. 61-31 W., 183.0 feet to an iron
pin on Imperial Court; thence with Imperial Court, S. 11-37 W., 38.3
feet to an iron pin; thence S. 33-14 E., 35.45 feet to an iron pin on
Imperial Drive; thence with said Drive, S. 84-00 E., 140 feet to the
POINT OF BEGINNING.

This is the same property conveyed to the Mortgagors herein by Deed
of John P. Madison and Irma J. Madison, dated of even date herewith,
and recorded in the RMC Office for Greenville County, S. C., on
September 14, 1984, in Deed Volume _____, at Page _____.

which has the address of 508 Imperial Drive, Greenville,
(Street) (City)
South Carolina 29615 ("Property Address");
(Zip Code)

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All
replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this
Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record.
Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
limited variations by jurisdiction to constitute a uniform security instrument covering real property.

SOUTH CAROLINA—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT