



44978

# MORTGAGE

BOOK 1519 PAGE 517

BOOK 86 PAGE 146

THIS MORTGAGE is made this 29 day of July, 1981, between the Mortgagor, Mr. W. R. Martin, as Trustee (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 four thousand, two hundred seventy six and 79/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 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 January 1, 1982

404 and 684, reference to which deeds is hereby craved. However, Grantor acknowledges and agrees that he is no longer a beneficiary of said trust and the Grantee herein is the Trustee solely for Eyl R. Martin, Thomas R. Martin and Deborah M. Adams. The purpose of this deed is that the Grantor conveys all of his interest in the subject property to the Grantee as Trustee for the three beneficiaries mentioned above and Grantor agrees that he no longer has any beneficial interest in the subject property.

The within conveyance is made subject to a first mortgage in favor of Fidelity Federal Savings and Loan Association dated June 28, 1979 and

This is the same property conveyed unto William R. Martin, as Trustee, by deed of First Carolina Development Corporation dated 5/11/79, recorded 5/16/79 in volume 1102, page 684; by deed of George O. Short, Jr., dated and recorded 6/3/80 in volume 1126, page 914 of the RMC Office for Greenville County, SC. William R. Martin, holds legal title to property as Trustee for Eyl R. Martin, Thomas R. Martin and Deborah M. Adams.

which has the address of 11 Seminole Dr., Greenville, SC 29615 (Street) (herein "Property Address") (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.

SOUTH CAROLINA - 1 to 4 Family - 6'75 - FNMA/FHLMC UNIFORM INSTRUMENT Mtg. Est. # 48136 # 01-052547-88 01-055154-84 01-060292-77

REC'D JUL 13 1981 1438

JUL 13 1981

*Carleen Tankersley*

PAID AND SATISFIED IN FULL  
 THIS 15th DAY OF JULY 1984  
 1567  
*Paul L. Seal*  
*Kathy Seal*  
*Kathleen M. Allen*

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