HORTON, DRAWDY, DILLARD, MARCHBANKS, GHAMBIN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 20003

STATE OF SOUTH CABOLINA

COUNTY OF GREENVILLE

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WHEREAS. We, James Boyd Martin and Dorothy Epps Martin

theseinafter referred to as Mortgagor) is well and truly indebted unto R. V. Chandler, Jr.

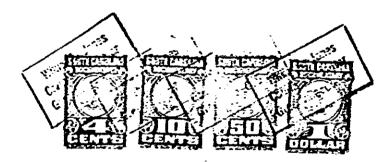
thereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four Thousand Sixteen and 25/100-----

in 60 monthly installments commencing September 1, 1973 with payment of \$66.94 and the remaining installments monthly thereafter in the sum of \$66.94 each, due and payable on the 1st day of each month thereafter for a total of 60 months, and the aforesaid payments to include principal, plus add-on interest at the rate of 380 percent per annum.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

ALL that piece, parcel or lot of land, situate, lying and being at the northern side of Sorrell Drive in Greenville County, South Carolina, being shown and designated as Lot No. 112 on a plat of MUSTANG VILLAGE, recorded in the RMC Office for Greenville County, S.C. in Plat Book TTT, page 1, reference to which is hereby craved for the metes and bounds thereof.



Together with all and singular rights, members, herditaments, and appartenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagne, its beirs, successors and assigns, forever.

The Mortgagor coverants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided bestin. The Mortgagor further coverants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mongagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bur saterest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or bereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee access less by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be beld by the Mortgagee, and that it will pay held by the Mortgagee, and that it will pay all premiums therefor when doe; and that it does hereby assum to the Mortgagee the proceeds of any policy insuring the mortgaged premius and does hereby authoritie each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the bolance owing on the Mortgage debt, whether doe or not.

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