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CO. S. C.

First Federal of South Carolina
P. O. Box 408
Greenville, S. C. 29602

BOOK 1564 PAGE 447

FEB 21 4 45 PM '82

JOHN W. HARRISLEY
R.H.C.

MORTGAGE

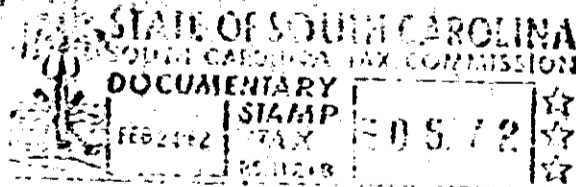
THIS MORTGAGE is made this 19th day of February, 1982, between the Mortgagor, Mary J. Martin, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen thousand and three hundred (\$14,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1992;

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 those pieces, parcel or lots of land situate in county and state aforesaid at the southwestern corner of the intersection of Crown Avenue and Charing Cross Road, being known and designated as Lot No. 21 and part of Lot No. 24 as shown on a Plat of Brookwood Forest, Section III, recorded in the R. M. C. Office for Greenville County, in Plat Book "BBB", at Page 155, and also shown on a Plat of Ronald A. Martin and Mary J. Martin, recorded in the R. M. C. Office for Greenville County, in Plat Book 4-W, at Page 88, and having, according to said latter plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southwestern side of Charing Cross Road, at the joint front corner of Lots 21 and 22, and running thence with the common line of said lots N 65-41 W. 147.2 feet to an iron pin at the joint corner of Lots 21, 22, 23, and 24; thence with the joint rear line of Lots 23 and 24 N. 71-44 W. 105.4 feet to an iron pin; thence running N. 17-55 E. 25 feet to an iron pin thence running N. 71-40 W. 15 feet to an iron pin; thence running N. 17-0 E. 108.7 feet to an iron pin on the southern side of Crown Avenue; thence with the line of said Crown Avenue S. 77-06 E. 134.6 feet to an iron pin; thence continuing with the line of said Crown Avenue S. 61-55 E. 78.3 feet to an iron pin; thence with the curve of the intersection of Crown Avenue and Charing Cross Road S. 27-48 E. 88.7 feet to an iron pin on the western side of Charing Cross Road; thence with the line of said Road S. 22-02 W. 87.1 feet to the point of beginning. DERIVATION: This being the same property conveyed to the Mortgagor herein and Ronald A. Martin by Deed dated December 6, 1972 and recorded in the R. M. C. Office on December 7, 1972, in Deed Book 962, at Page 354; with the said Ronald A. Martin, deceased, Will being admitted to Probate in Probate Apartment 1508, at File 21, Greenville County Judge of Probate's Office with the said Mary J. Martin being the sole devisee under the terms of said Will.

This mortgage is junior in lien to that mortgage executed by Mary J. Martin to First Federal Savings and Loan Association dated 4-24-79, recorded 4-24-79 in book 1464 at page 150.



which has the address of 10 Crown Avenue, Greenville, South Carolina

29687 (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 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.