LAW OFFICES OF BRISSEY, LATHAN, FAYSSQUE, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

TGAGE OF REAL ESTATE

AND 197

LAW OFFICES OF TROMAS C. BRISSEY, P.A.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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COUNTY OF GREENVILLE

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COUNTY OF GREENVILLE

COUNTY OF CO

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS,

Boyd F. Martin and Patty J. Martin

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Randy R. Goodwin

(hereinafter 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 Twenty One Thousand Five Hundred Thirty Three and 98/100

Dollars (\$ 21,533.98 ) due and payable

as set out in promissory note of even date

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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 Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville

All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, located on the southeasterly side of Georgia Road, and according to survey by C.O. Riddle, R.L.S., dated January, 1966, and revised November 14, 1968, entitled "Property of T.P. Reid", having the following metes and bounds, to-wit:

BEGINNING at a point in E. Georgia Road, being the joint front corner of property now or formerly of Mahaffey and tract conveyed herein, and running thence with said joint line S. 52-32 E. 390.9 feet to an iron pin; thence N. 56-46 E. 133 feet to an iron pin; thence N. 5-35 W. 150 feet to an iron pin; thence N. 51-55 W. 273 feet to an iron pin in E. Georgia Road; thence with said E. Georgia Road S. 51-30 W. 245 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed of Randy R. Goodwin of even date, to be recorded herewith.

Mortgagee's Address: 5/1 Sellwood Circle
Simpsonwill, S.C. 29681

COUNTRY STAMP = 0 8 8 1

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants that is 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 herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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