

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARY LOUISE MARTIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. J. FULLER

(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 Fifteen Thousand and no/100ths

Dollars (\$ 15,000.00 due and payable

as a third mortgage on the hereinafter described property due and payable pursuant to the terms and conditions of mortgagor's promissory note of date. Upon satisfaction of either the current outstanding first mortgage to Fidelity Federal Savings and Loan Association (mortgage book 1427, page 585) or the outstanding second mortgage to Justen Duke Hyder (over) <sup>with interest thereon from date at the rate of nine per centum per annum, to be paid:</sup>  
In Full by January 1, 1979.

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, its 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 described as follows:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 6, Section A, Block 1, of a subdivision known as PARKVALE, as will appear from a plat thereof recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book K, page 52, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Summit Drive (formerly Bennett Street), joint corner of Lots 6 and 7, and running thence S 17-0 W. 70 feet along Summit Drive to an iron pin at the joint corner of Lots 5 and 6; thence N. 88-40 W. 177 feet along the line of lot 5 to an iron pin at the joint corner of Lots 5, 6, 13 and 14; thence N. 12-0 E. 70 feet along the line of Lot 13 to an iron pin at the joint corner of Lots 6, 7, 12 and 13; thence S. 88-30 E. 187 feet along the line of Lot 7 to the beginning corner.

AND ALSO: ALL that piece, parcel or lot of land designated as Lot No. 7, Section A, Block 1, of the Parkvale Subdivision as shown on the above plat and having the following metes and bounds, to wit:

BEGINNING at an iron pin on Summit Drive (Formerly Bennett Street), joint corner of Lots 7 and 8, and running thence S. 12-0 W. 70 feet along Summit Drive to an iron pin, joint corner of Lots 6 and 7; thence N. 88-30 W. 187 feet to an iron pin, joint corner of Lots 6, 7, 12 and 13; thence N. 12-0 E. 70 feet along the line of Lot 12 to an iron pin, joint corner of Lots 7, 8, 11 and 12; thence S. 88-30 E. 182 feet along the line of Lot 8 to the beginning corner.

LESS HOWEVER any portion of the above two lots which may be included in the deed of William Goldsmith Duke to the City of Greenville recorded in Deed Book 481 at Page 211 in the R.M.C. Office for Greenville County, S.C.

This being the identical property conveyed to the Mortgagor herein by deed of Justen Duke Hyder recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 1076 at pages 272 and 273.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

Together with all and singular rights, members, hereditaments, and appurtenances 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, be considered a part of the real estate.

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

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

DIRECT

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