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GREENVILLE CO. S. C.

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DONNIE E. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 6th day of August, 1979, between the Mortgagor, Don K. Martin and Deborah W. 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").

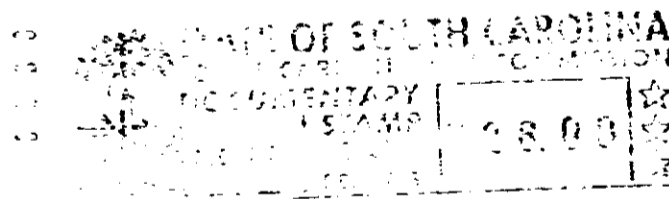
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Five Thousand and No/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2009.....;

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 that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 158 of a subdivision known as Pebble Creek, Phase I, as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book 5-D, at Pages 1-5, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Roberts Road, joint front corner of Lots 157 and 158 and running thence along the joint line of said lots, S. 83-05 W. 168.07 feet to an iron pin in the center of a 20-foot utility easement; thence along the center of said utility easement and the rear lines of Lots 146 and 145, S. 0-45 W. 106.0 feet to an iron pin at a rear corner of Lot 159; thence along the line of said lot, due east 169.2 feet to an iron pin on the western edge of Roberts Road; thence along the western edge of Roberts Road, N. 2-28 E. 28 feet to an iron pin; thence continuing along the western edge of Roberts Road, N. 1-16 W. 98.3 feet to the beginning corner.

This being the same property conveyed unto the Mortgagor herein by deed from W. N. Leslie, Inc., of even date to be recorded herewith.



which has the address of Lot No. 158, Roberts Road, Pebble Creek, Taylors, South Carolina 29687 (herein "Property Address");
(Street) (City) (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.

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