

FILED
GREENVILLE CO. S. C.

NOV 14 3 47 PM '79

SONNIE TANKERSLEY
R.M.C.

1458 223

MORTGAGE

THIS MORTGAGE is made this 14 day of NOVEMBER, 1979, between the Mortgagor, H. J. MARTIN AND JOE O. CHARPING, (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 FORTY FOUR THOUSAND EIGHT HUNDRED (\$44,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated Nov. 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 Oct. 1, 2010.....;

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 piece, parcel or lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 25 as shown on plat of BRUSHY CREEK RIDGE SUBDIVISION, as recorded in plat book 7 C page 25 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Brushy Creek Ridge, the joint front corner of Lots 24 & 25; thence with the south side of said street S. 88-47 E. 48.0 feet to an iron pin; thence continuing S. 81-00 E. 50 feet to an iron pin; thence continuing S. 63-58 E. 29.79 feet to an iron pin at the intersection with Brushy Creek Road; thence with said intersection S. 17-44 E. 34.6 feet to an iron pin on the west side of Brushy Creek Road; thence with the west side of said road S. 29-24 W. 194.7 feet to an iron pin corner of property now or formerly of Hovie L & Ethel Edens; thence with line of said property N. 86-41 W. 31.22 feet to an iron pin joint rear corner of Lots 24 & 25; thence with the joint line of said lots N. 2-00 W. 222.8 feet to an iron pin the point of beginning.

This lot was conveyed to mortgagors by C. S. Willingham by deed dated November 8, 1979, to be recorded simultaneously with this mortgage.

which has the address of Lot 25, corner Brushy Creek RIDGE and ROAD Taylors
SC 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.

SOUTH CAROLINA — Title Family 6-75-ENMA/ELM/C UNIFORM INSTRUMENT (with amendment adding Para. 24)

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