

FILED
GREENVILLE CO. S. C.

BOOK 1550 PAGE 690

AUG 24 2 46 PM '81

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 21st day of August, 1981, between the Mortgagor, Charles A. Martin and Ann B. 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 Thirty two thousand six hundred fifty and no/100---- Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 1981, (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.....;

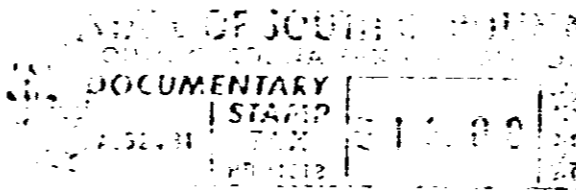
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 on the southern side of East Tallulah Drive, Greenville City and County, South Carolina, being shown and designated as the eastern 50 feet of Lot 15 and the western 25 feet of Lot 17 on a Plat of D. T. Smith Property recorded in the R.M.C. Office for Greenville County in Plat Book F, at Page 108, and having, according to said plat, the following metes and bounds:

BEGINNING at a stake on the south side of East Tallulah Drive, said stake being 250 feet east of the southeast corner of the intersection of Smith Street (now known as Penn Street), and East Tallulah Drive, and running thence with the south side of East Tallulah Drive N. 64-20 E., 75 feet to an iron pin; thence S. 25-40 E, 200 feet to an iron pin; thence S. 64-20 W, 75 feet to an iron pin; thence N. 25-40 W, 200 feet to an iron pin on the East side of East Tallulah Drive, the point of BEGINNING.

This being the same conveyed by the mortgagees herein to the mortgagors by deed of even date, to be recorded herewith. This property was conveyed to Mortgagors by deed of Paul E. Proffitt dated 6/25/79, recorded RMC of said County in book 1105 page 539.

The mortgagees address is 108 E. Tallulah Drive, Greenville, S.C. 29608



which has the address of 108 E. Tallulah Drive Greenville,
(Street) (City)
S. C. 29605 (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 seized 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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