

MAR 11 10 18 AM 1960

OLLIE J. JAMES NORTH
R. M. C.

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Wilbur A. Martin

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C., (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 Five Thousand Five Hundred and no/100

DOLLARS (\$5,500.00), with interest thereon from date at the rate of 6 1/2 per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

March 1, 1975

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, shown as lot 53 on plat of North Sunset Hills recorded in the R.M.C. Office for Greenville County in plat book L at page 92 and having, according thereto the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Central Court at the corner of lot no. 52 and running along it S 46-38 E, 185.4 feet to an iron pin on a 5 foot strip reserved for utilities; thence along it N 56-45 E, 96 feet to an iron pin on property now or formerly of Hudson; thence N 55-40 W, 210 feet to an iron pin on the southern side of Central Court; thence with said court S 43-22 W, 60 feet to the point of beginning and being that property conveyed to me in deed book 432 at page 190.

As a condition of the mortgage, and in consideration therefor, I Wilbur A. Martin, the mortgagor herein, do hereby agree that I will place the within described property for sale with a reputable realtor or real estate salesman within 30 days at a price set by said realtor said price to be a fair market price and that if after 6 months after this date, if the property has not sold for the price set, then I shall continue to offer the property for sale by reducing the price of said property 10 per cent of the figure set in the first instance by the real estate broker and on each successive 6 month period thereafter, should the same not be sold, I will continue to place said property for sale and I will continue to reduce, on each 6 months period, the sales price by 10 per cent, until the property is sold.

*Paid in full
Travelers Rest Federal
Savings & Loan Assn.
Travelers Rest, Sc 5625
July 20th, 1961
By: Jane J. Mc Dewell*

SATISFIED AND CANCELLED OF RECORD

21 DAY OF *July* 1961
Ollie James North
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *9:22* O'CLOCK *A.M.* NO. *2260*

*Witnesses:
W.S. Wade
Doris R. Wood*