

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: EDWIN H. MARTINAT and

MARTHA Y. MARTINAT (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, 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 Twenty-two Thousand and no/100 ----- DOLLARS (\$22,000.00), with interest thereon from date at the rate of Five & One-half per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Eighty and no/100 ----- Dollars (\$180.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal; 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, including advances made by the Mortgagee on other or no security:

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, on the southeast side of Lake Circle Road, and having the following metes and bounds, to-wit:

"BEGINNING at a stake at the corner of Lot No. 28 and running thence with Lake Circle Road, S. 40-25 E. 250 feet to a stake; thence N. 51-45 E. 350 feet to a stake; thence N. 42-04 W. 190 feet to a stake; thence S. 61-25 W. 350 feet to the point of beginning, and being Lot No. 27 in Section C as per survey of R. E. Dalton dated June, 1925, and containing 1.77 acres, more or less.

"ALSO All that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, on Paris Mountain, on the east side of Lake Circle Road, adjacent to and along the rear of Lot No. 27, in Section C, on plat of Paris Mountain-Caesar's Head Development Company, made by Pickell & Pickell, Engineers, which said Lot 27 is hereinabove conveyed, and having according to a survey made by J. C. Hill, November 11, 1948, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the joint rear corner of Lot 28 and Lot 27, said pin being located N. 61-25 E. 350 feet from the joint front corner of said Lots Nos. 28 and 27, Section C, on the east side of Lake Circle Road, and running thence along the rear line of Lot No. 27, S. 42-04 E. 190 feet to an iron pin, joint rear corner of Lots Nos. 27 and 26; thence N. 51-45 E. 200 feet to an iron pin; thence N. 40-45 W. 157 feet to an iron pin; thence S. 61-25 W. 200 feet to an iron pin, joint rear corner of Lots Nos. 28 and 27, the beginning point, containing 0.80 acres, more or less."

Being the same property conveyed to the mortgagor herein by deed of Edwin H. Martinat dated Sept. 22, 1961, and recorded in the office of the R.M.C. for Greenville County in Deed Book 682, at page 465, and deed of H. Grace Hunt to Edwin H. Martinat, dated August 30, 1960, and recorded in R.M.C. Office for Greenville County in Deed Book 658, Page 4.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

PAID AND SATISFIED IN FULL
THIS 27 DAY OF Jan. 1962
BY Elizabeth T. [Signature]
[Signature]
[Signature]

38 January 27
Elizabeth T. [Signature]
9:23 14. 21206