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GREENVILLE, CO. S. C.

BOOK 1198 PAGE 79

JUL 18 2 52 PM '71

OLLIE FARNSWORTH  
R. M. C.

**Fountain Inn Federal Savings & Loan Association**

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

} ss:

**MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gary Vincent Martell and Judy B. Martell

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

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 Twelve Thousand and No/100 -----

DOLLARS (\$ 12,000.00 .....), with interest thereon from date at the rate of Seven & One-Half 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.

July 1, 1991

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, being a portion of Lot 9 and a portion of Lot 10 on a plat of "Property of J.W. Clyde, et al", dated June, 1957, and recorded in the R.M.C. Office for Greenville County in Plat Book RR, Page 181, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bonair Street, said iron pin being approximately 56.4 feet in a southerly direction from the joint front corner of Lots 9 and 10, and running thence along the western side of Bonair Street S. 12-38 E. 110 feet to an iron pin; thence still with the side of said street S. 12-55 E. 32.5 feet to an iron pin; thence leaving Bonair Street and as a new line through Lot 10 N. 78-37 E. 214.9 feet to an iron pin on the joint line of Lots 9 and 10; thence with the joint line of Lots 9 and 10 S. 34-17 W. 63 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence with the rear line of Lot 9 N. 58-15 W. 136 feet to an iron pin; thence as a new line through Lot 9 S. 63-59 W. 274.3 feet to an iron pin on the joint line of Lots 9 and 10; thence as a new line through Lot 10 S. 63-59 W. 94 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by Deed of J.B. Conyers to be recorded of even date herewith.