

USL—FIRST MORTGAGE ON REAL ESTATE

GREENVILLE CO. S. C.
DEC 1 12 37 PM '71
OLLIE FARNSWORTH
R. M. C.
MORTGAGE

BOOK 1215 PAGE 175

State of South Carolina }
COUNTY OF GREENVILLE

To All Whom These Presents May Concern: **BERTRAM R. MARTIN & CAROLYN MARTIN**
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 Thirty Thousand and No/100 DOLLARS (\$ 30,000.00), with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid 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;

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 Southwestern side of Crafton Street, being shown and designated as Lot No. 35 on a Plat of a Subdivision known as AVONDALE FOREST, Section 1, made by Piedmont Engineers & Architects, on July 3, 1964, and being recorded in the RMC Office for Greenville County, S. C., in Plat Book RR, page 187, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of Crafton Street at the joint front corners of Lots 34 and 35, and running thence with the joint line of said lots, S. 48-44 W., 150 feet to an iron pin; thence N. 41-16 W., 100 feet to an iron pin; thence with the joint line of Lots Nos. 35 and 36, N. 48-44 E., 150 feet to an iron pin on the Southwestern side of Crafton Street; thence along Crafton Street, S. 41-16 E. 100 feet to the point of beginning.

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.