

GREENVILLE CO. S. C.

BOOK 1230 PAGE 91

STATE OF SOUTH CAROLINA

APR 20 12 02 PM '72

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, H. J. MARTIN AND JOE O. CHARPING

(hereinafter referred to as Mortgagor) is well and truly indebted unto CENTRAL REALTY CORPORATION

(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 FOUR THOUSAND AND NO/100-----

Dollars (\$ 4,000.00) due and payable

Six (6) months from date

with interest thereon from date at the rate of Six (6) per centum per annum, to be paid: Semi-annually

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 purposes:

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, in Butler Township, near and East of the City of Greenville, and being known and designated as Lot Number 15 of a subdivision known as Terra Pines Estates Section 4, a plat of which is of record in the R. M. C. Office for Greenville County in Plat Book 000 at Page 85, and having the following metes and bounds, to wit:

BEGINNING at a point on the Northwestern side of Compton Drive at the joint front corner of Lots 14 and 15 and running thence with the Northwestern side of Compton Drive S 76-28 W 68.1 feet to a point; thence continuing with the Northwestern side of Compton Drive S 56-42 W 60 feet to a point; thence with the curvature of the Northeastern intersection of Compton Drive with a proposed street leading to a proposed community recreation area (the chord of which is N 79-16W) 27.2 feet to a point; thence with the Northeastern side of said proposed street and the joint side line of this lot and the said community recreation area N22-15W approximately 362 feet to a point in Brushy Creek; thence with Brushy Creek as a property line approximately N 70-19 E approximately 92.2 feet to a point in Brushy Creek; thence continuing with Brushy Creek as a line approximately S 86-42 E approximately 176.8 feet to a point in Brushy Creek at the joint rear corner of Lots 14 and 15; thence S 3-07 E approximately 313 feet to a point on the Northwestern side of Compton Drive at the point of BEGINNING.

THIS mortgage is junior in lien to a mortgage held by Fidelity Federal Savings & Loan.

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

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.