



BOOK 1277 PAGE 25

First Mortgage on Real Estate

MORTGAGE
FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 8 4 27 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:
WILLIAM H. MARTIN and MYRA B. MARTIN
DONALD S. TAKKERSLEY

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 Five Hundred and No/100 DOLLARS (\$ 22,500.00), with interest thereon as provided in said promissory note, 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,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the west side of Circle Dr., near Blackberry Valley Road, Paris Mountain Township, County of Greenville, State of South Carolina, and being the southeastern half of Lot No. 9 as shown on Plat No. 2 entitled "Property of Melzena G. Martin Estate" by John A. Simmons, Registered Surveyor, dated October 7, 1964, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book BBB at page 49, and having the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lot No.s 8 and 9, in the center of Circle Dr. and running thence with the center of said Circle Dr. N. 25-02 W. 200 ft. to a new point; thence S. 64-58 W. 456 ft., more or less, to the line of Lot No. 2; thence with the line of Lot No. 2 S.02-37 E. 216.35 ft. to a pin on the line of Lot No. 8; thence with the line of Lot No. 8, N. 64-58 E. 540 ft. to the point of beginning, and containing 2.10 acres more or less.

This is a portion of the property conveyed to William H. Martin, one of the mortgagors herein, by deed of W. M. Martin, Jr., dated August 29, 1969, and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 875 at page 603; this is also the identical property of which a one-half undivided interest was conveyed to Myra B. Martin, one of the mortgagors herein by deed of William H. Martin dated August 21, 1972, and recorded in the R. M. C. Office for Greenville County in Deed Book 952 at page 434 on August 21, 1972.