

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN  
GREENVILLE CO. S. C.

JUL 13 11 56 AM '73

WHEREAS, WE, LAWRENCE P. MARTIN & PATRICIA G. MARTIN DONNIE S. TANKERSLEY  
R.H.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dempsey Real Estate Co., Inc.,

(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 Eight Thousand, Eight Hundred, Sixty-three and 30/100 ----- Dollars (\$8,863.30) due and payable

one year from date hereof

with interest thereon from date at the rate of Six(6%) per centum per annum, to be paid at maturity

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, being shown as all of Lot No. 1 on plat of Belmont Heights, recorded in the RMC Office for Greenville County, S. C. in Plat Book GG at Pages 54-55 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Heard Drive, joint front corner of Lots 1 and 2; thence with the line of Lot 2 N. 18-50 W. 185.6 feet to an iron pin on an unnamed street; thence with the line of said street N. 89-00 E. 151.4 feet to an iron pin at the intersection of said street with Heard Drive; thence along Heard Drive S. 2-06 W. 40.6 feet to an iron pin; thence still with said drive, S. 32-00 W. 162.7 feet to an iron pin, point of beginning.

It is understood that this is a second mortgage junior in lien to that certain mortgage held by Home Building and Loan Association of Easley, South Carolina and recorded in Mortgage Book 957 at Page 16 which mortgage was in the original sum of Thirteen Thousand Five Hundred Dollars (\$13,500.00) and bears date of April 8, 1964.

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.

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