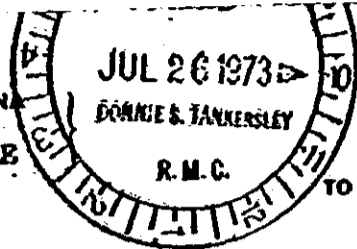


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE

BOOK 1285 PAGE 719

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Stephen A. Martin and Jane Trice Martin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Citizens and Southern National Bank

(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 Ten thousand eight hundred thirteen and 44/100 Dollars (\$ 10,813.44) due and payable

as set forth in promissory note of this date,

with interest thereon from date at the rate of 10.85 per centum per annum, to be paid: as set forth in said promissory note,

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, situated on the South side of Amanda Drive, near Pleasant Grove Baptist Church, about two miles southward from City of Greer, Chick Springs Township, and being shown and designated as Lot Number 42 on plat of property of J. M. Mattos Estate, according to plat by H. S. Brockman, surveyor, dated Nov. 6, 1952, recorded in plat book "JJ" page 127, Greenville County R.M.C. Office and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Amanda Drive, corner of Lots Nos. 41 and 42 and running thence along said drive, in a curving line, the chord of which is N. 59-19 W. 95 feet to an iron pin; corner of Lots No. 43; thence along the line of Lot No. 43, S. 26-28 W. 386.7 feet to an iron pin the line formerly of Arthur Martin; thence along the Martin line, S. 79-48 E. 230 feet to an iron pin, corner of Lots No. 41; thence along the line of Lot No. 41, N. 4-41 E. 336.6 feet to the beginning corner.

Subject to all easements, restrictions and rights of way of record.

This being that same property conveyed to mortgagors by deed of Samuel M. Powell of this date, to be recorded in R.M.C. Office for Greenville County.



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, then and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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