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DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1293 PAGE 299

### MORTGAGE

THIS MORTGAGE is made this 18th day of October, 1973, between the Mortgagor, VIRGINIA B. MARTIN

(herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of Greenville, a corporation organized and existing under the laws of South Carolina, whose address is 195 East Camperdown Way, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 10, 1993

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

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, Greenville Township, on the east side of Augusta Road between Tallulah Drive and Mount Vista Avenue containing 4.06 acres more or less and conveying the following metes and bounds as shown by survey and plat made by R. E. Dalton, Engineer, February 21, 1935, to-wit:

BEGINNING at a stake at the southeast corner of Augusta Road and Tallulah Drive and running thence along the south side of Tallulah Drive N. 76-45 E. 371.3 feet to a stake; thence along the rear line along Adams property S. 25-37 E. 441 feet to an iron pin on the north side of Mount Vista Avenue; thence along the north side of Mount Vista Avenue S. 64-40 W. 315 feet to a stake near the end of a rock wall; thence around a circular rock wall to a stake near the west end of wall the course and distance of chord being N. 87-49 W. 66.7 feet to said stake on the east side of Augusta Road; thence along the east side of Augusta Road N. 24-21 W. 488.3 feet to the beginning corner.

Less, however and excepting from the above described tract the portion thereof conveyed by Annie Lou Balentine Daniel to Clarence B. Martin, Jr., by deeds of record in the RMC Office for Greenville County in Deed Book 428 at page 116 and Book 433 at page 528. These portions were subsequently conveyed by Clarence B. Martin, Jr., to Annie Lou Balentine Daniel in Deed Book 738 at page 255.



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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