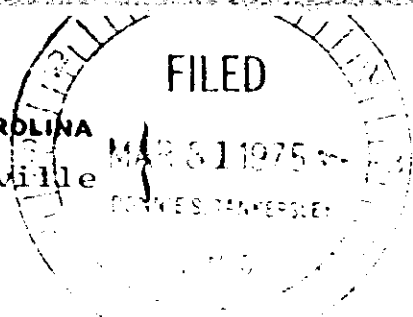


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

1335 787

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, the said John D. Martin and Patricia B. Martin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment Company

(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 Six thousand four hundred fifty-one and 20/100

Dollars (\$ 6451.20) due and payable

Two hundred fifteen and 4/100 (215.04) Dollars on April 5, 1975 and two hundred fifteen and 4/100 (215.04) Dollars on the fifth (5th.) of each and every month thereafter until the entire amount is paid in full.

with interest thereon from ^{maturity} date at the rate of eight 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, near Greenville, S. C., on the northern side of Berea Lane and being known and designated as Lot No. 2 on Plat of J.E. Williams property recorded in the R. M. C. Office for Greenville County in Plat Book "HH", at Page 141 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Berea Lane at the joint front corner of Lots Nos. 2 and 3 and running thence along said Lane N. 84-31 W. 100 feet to an iron pin: thence along the line of Lot No. 1 N. 5-29 E. 156.1 feet to an iron pin: thence along the south side of Duncan Road N. 74-13 E. 36.4 feet to an iron pin: thence S. 84-15 E. 66.1 feet to an iron pin: thence along the line of Lot No. 3 S. 5-29 W. 169 feet to the point of beginning.

The above is the same property conveyed to the grantor by deed recorded in Deed Book 723, at Page 203.



Together with all and singular rights, members, herditaments, 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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