

GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY

CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION

Clinton, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN: C. B. MARTIN and VIRGINIA VALENTINE MARTIN
of Greenville, South Carolina

(hereinafter called the Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION, Clinton, South Carolina (hereinafter called the Mortgagee), as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of ONE HUNDRED SEVENTY THOUSAND AND NO/100-----

DOLLARS (\$ 170,000.00-----), with interest from date at the rate provided in said note, said principal and interest being payable as therein stated, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on February 1, 1991; and

WHEREAS, the Mortgagor may hereafter become indebted to the 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;

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 the Mortgagor's 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, the following described property:

ALL that certain piece, parcel or lot of land in the County of Greenville, City of Greenville, State of South Carolina, located on the northern side of West Stone Avenue and having the following metes and bounds according to plat entitled "Property of C. B. Martin, GMAC Bldg." dated January 26, 1976, by Carolina Surveying Co.:

BEGINNING at an iron pin on the northern side of West Stone Avenue, which pin is located 228.5 feet east of the intersection of the Eastern right-of-way of Rutherford Road and the northern right-of-way of West Stone Avenue and running thence with the line of property now or formerly owned by George Coleman, Jr. and Sr. N 2-30 E 150.6 feet to an iron pin; thence with the line of property now or formerly owned by E. L. Mitchell S 83-01 E 60.4 feet to an iron pin; thence N 2-44 E 15.9 feet to an iron pin; thence S 85-43 E 86.9 feet to an iron pin; thence N 3-16 E 16.2 feet to an iron pin; thence with the line of property now or formerly of W. M. Ellison, Jr. S 81-36 E 35.8 feet to an iron pin; thence with the line of property now or formerly of Run, Inc. S 3-30 W 184.9 feet to an iron pin on the northern right-of-way of West Stone Avenue; thence with the northern right-of-way of West Stone Avenue N 83-17 W 180.4 feet to the point of beginning; together with the office building and all other improvements thereon.



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