

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNE S. TANNERSLEY R.M.C.

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

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Carolina National Bank of Easley, South Carolina

(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

Thirty-Nine Thousand, Twenty-Three and 4/100----- Dollars (\$ 39,023.04 ) due and payable in equal monthly installments of Four Hundred Six and 49/100 (\$406.49) Dollars each commencing on the 20 day of December, 19 76, and each subsequent installment to be paid on the same day of each successive month thereafter until paid in full with interest thereon from date at the rate of seven per centum per annum, to be paid: monthly

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, on the northern side of Berea Lane, being known and designated as Lot No. 2 on plat of J. C. Williams being recorded in the R.M.C. Office for Greenville County in Plat Book HH, at Page 141, and according to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on the northern side of Berea Lane at the joint front corner of Lots No. 2 and 3 and running thence with said lane N. 84-31 W. 100 feet to an iron pin; thence with the line of Lot No. 1 N. 5-39 E. 156.1 feet to an iron pin; thence along the southern side of Dunean 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 with the line of Lot No. 3 S. 5-29 W. 169 feet to the point of BEGINNING.

This is the identical lot of land conveyed John D. Martin and Patricia B. Martin by Levis L. Gilstrap by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Volume 728, at Page 597, September 16, 1963.

This mortgage is second in priority to the mortgage held by Cameron-Brown Company which mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina, in Real Estate Mortgage Book 934, at Page 502.

CAROLINA NATIONAL BANK Post Office Box 32 Easley, South Carolina 29640



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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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