

1406-127

FILED  
GREENVILLE CO. S. C.

JUN 4 3 21 PM '77

CONNIE S. TANKERSLEY  
R.M.C.

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James C. Martin & Judith P. Martin (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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-six Thousand Seven Hundred and no/100-- ----- DOLLARS (\$ 36,700.00----- ), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being shown as Lot 69 on plat of Merrifield Park, Section 2, recorded in Plat Book WWW at pages 5051 in the RMC Office for Greenville County, and having the following metes and bounds:

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Beginning at an iron pin on Continental Drive at joint front corner of Lots 68 and 69; thence with line of Lot 68, S 24-59 W 160 feet to an iron pin; thence with line of Lot 67, S 70-24 E 46.5 feet to an iron pin; thence continuing with Lot 67, S 47-10 E 35 feet to an iron pin on Connecticut Drive; thence with said Drive, N 46-00 E 135 feet to an iron pin; thence with the intersection of Connecticut Drive and Continental Drive, N 1-37 W 33.8 feet to an iron pin; thence with Continental Drive, N 49-12 W 27.5 feet, N 8-44 W 45.4 feet, and N 68-08 W 42.1 feet to the beginning corner.

Being the same property conveyed to the mortgagors by deed of Greenville Rental Company, a limited partnership, dated June 12, 1974, recorded June 14, 1974, in Deed Book 1001 at page 207 in the RMC Office for Greenville County.

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