

GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

W. S. TAMMERLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, TED O. MARTIN and BRENDA H. MARTIN,

hereinafter referred to as Mortgagor is well and truly indebted unto

SOUTHERN BANK & TRUST 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 to the said note.

FIVE THOUSAND ONE AND 60/100 ----- Dollars \$ 5,001.60.00 due and payable

Per terms of note of even date herewith.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid

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, being shown as Lot No. 23 on plat of Oakland Terrace Subdivision as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB, at Page 196, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the edge of Zelma Drive, joint front corner of Lots No.s 22 and 23, and running thence with said Drive, S. 29-21 W. 55-feet; thence still with said Drive, S. 34-06 W. 55-feet to a point; thence leaving Zelma Drive and running N. 53-23 W. 173.5-feet to a point; thence N. 29-05 E. 84-feet to a point, joint rear corner of Lots Nos. 23 and 22; thence with the common line of said lots, S. 67-09 E. 178-feet to a point on the edge of Zelma Drive, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Joe E. Hawkins Enterprises, Inc. as recorded in the R.M.C. Office for Greenville County in Deed Book 1049, at Page 533, on January 11, 1977.

This mortgage is junior to that certain mortgage to First Federal Savings & Loan Association in the original sum of \$24,900.00, dated October 26, 1973 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1293, at Page 839.

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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