

MORTGAGE

GREENVILLE CO. S. C.

THIS MORTGAGE is made this 20 day of December 19. 78., between the Mortgagor, H. J. MARTIN & JOE O. CHARPING (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

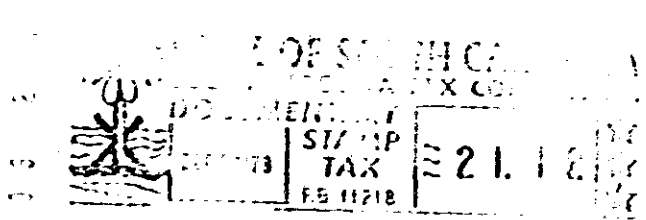
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY TWO THOUSAND EIGHT HUNDRED (\$52,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1984.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 108 on plat of Devenger Place, Section 4, recorded in Plat Book 6 H at page 24 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Windward Way, the joint front corner of Lots 107 and 108 and running thence with the joint line of said lots N. 36-55 W. 138.9 feet to an iron pin; thence turning N. 29-56 E. 50 feet to an iron pin; thence N. 56-35 E. 50 feet to an iron pin; thence turning S. 30-51 E. 151.7 feet to an iron pin on the northwest side of Windward Way; thence with the northwest side of said street S. 51-37 W. 30 feet to an iron pin; thence continuing with said street S. 48-35 W. 50 feet to the point of beginning.

This is the same property conveyed to mortgagors by Devenger Road Land Company, a Partnership, by deed dated Dec. 14, 1978 to be recorded.



which has the address of Lot 108, Windward Way, Devenger Place, Sec 4 R 4 Greer, SC 29651 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

Vertical text on the left margin: 'FOR RECORD', 'S.C. 29690', 'S.C. 29651', 'S.C. 29651'.

Vertical stamp on the right margin: '0.511'.

Vertical stamp on the right margin: '4328 RV-2'.