

FILED GREENVILLE CO. S.C. MORTGAGE

JUL 11 3 57 PM '79

THIS MORTGAGE is made this 10th day of July 1979, between the Mortgagor, Courtney E. Martin, Jr. and Martha F. Martin (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").

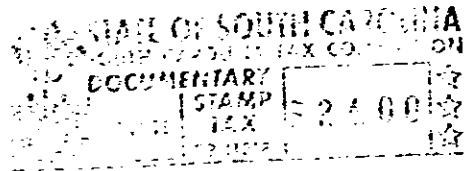
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND AND 00/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1999.

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:

35.54 acres as shown on a plat of survey prepared for the mortgagors by Kenneth L. Gould, RLS 4035, dated August 17, 1971, and recorded in Plat Book 4-J at page 75 in the R.M.C. Office for Greenville County. Said property is more fully described by metes and bounds obtained from said plat as follows, to-wit:

BEGINNING at a new iron pin at the joint corner of property belonging to Dorothy M. Fleming, Cora Mae Wagner, Robert L. Burns and the mortgagors, and running thence S. 62-02 W. 1738.5 feet to a new iron pin; thence S. 89-07 W. to a new iron pin; thence N. 0-30 W. 948.5 feet to a new iron pin; thence N. 19-44 E. 372.66 feet to a new iron pin in the line of Agnes C. Burnes; thence N. 26-46 E. 165 feet to a new iron pin (located within 2 feet of a 12 inch persimmon tree); thence N. 57-13 E. 669.30 feet to a corner stone; thence along the Fleming line S. 54-34 E. 712.76 feet to a corner stone; thence S. 24-02 E. 363.3 feet to the point of beginning.

This being the same property conveyed to the mortgagors by Robert L. Burns and Agnes C. Burns by deed dated September 1, 1971 and recorded September 6, 1971 in the R.M.C. Office for Greenville County in Deed Book 924 at page 472.



which has the address of Martin Mountain Road (Allen's Knob Road), Greenville County S. C. (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 seized 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.

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