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## **MORTGAGE**

THIS MORTGAGE is made th	6th	day of	August
THIS MORTGAGE is made the 19 <u>79</u> , between the Mortgagor,		tin, Sr. and Je	an A. Martin
Savings and Loan Association, a	corporation organize	d and existing under t	

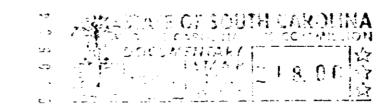
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and No/100 (\$45,000.00) -----------------Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 1979 \_\_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1...2009......;

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 \_\_\_\_\_\_\_\_, State of South Carolina:

All that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the northern side of Holly Road in Greenville County, South Carolina, being known and designated as Lot No. 15 as shown on plat entitled EDWARDS FOREST HEIGHTS made by Jones Engineering Service, dated February, 1967, recorded in the RMC Office for Greenville County, S.C., in Plat Book 000 at page 87 and at page 89, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Holly Road at the joint front corner of Lots 14 and 15 and running thence along the common line of said lots, N. 01-29 W., 175 feet to an iron pin; thence N. 88-31 E., 34.5 feet to an iron pin; thence S. 01-09 E., 19.1 feet to an iron pin; thence N. 89-15 E., 75.7 feet to an iron pin at the joint rear corner of Lots 15 and 16; thence along the common line of said lots, S. 01-29 E., 154.8 feet to an iron pin on the northern side of Holly Road; thence along the northern side of Holly Road, S. 88-31 W., 110 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Gerald E. Gorman and Holly Laurel to be recorded herewith.



which has the address of 124 Holly Poad, Taylors, South Carolina 29687

(State and Zip Code) (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.

SOUTH CAROLINA - 1 to 4 Family-6 75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para 24)

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