

NOV 14 3 46 PM '79  
COMM - BANKERSLEY  
R.M.C.

1488 219

## MORTGAGE

THIS MORTGAGE is made this 14 day of NOVEMBER,  
1979, between the Mortgagor, H. J. MARTIN and JOE O. CHARPING  
(herein "Borrower"), and the Mortgagee, First Federal  
Savings and Loan Association, a corporation organized and existing under the laws of the United States  
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY SIX THOUSAND  
FOUR HUNDRED (\$46,400.00) Dollars, which indebtedness is evidenced by Borrower's  
note dated November, 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 OCT. 1,  
2010.....;

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 in the county of Greenville,  
state of South Carolina, being known and designated as Lot No. 1 as shown  
on plat of BRUSHY CREEK RIDGE SUBDIVISION, as recorded in the RMC Office  
for Greenville County, S. C. in plat book 7 C page 25 and having accord-  
ing to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Brushy Creek Ridge, the  
joint front corner of Lots 1 & 2; thence with the joint line of said lots  
N. 3-28 E. 205.1 feet to an iron pin on the south side of Jones Road;  
thence with the south side of Jones Road N. 89-30 E. 178.08 feet to an  
iron pin on the west side of Brushy Creek Road; thence with the west side  
of said road S. 25-14 W. 148.72 feet to an iron pin; thence continuing  
S. 23-45 W. 87.7 feet to an iron pin at intersection of Brushy Creek Road  
and Brushy Creek Ridge; thence with said intersection S. 69-26 W. 34.9  
feet to an iron pin on the north side of Brushy Creek Ridge; thence with  
the north side of said street N. 64-53 W. 41.3 feet to an iron pin;  
thence continuing N. 81-10 W. 22 feet to the point of beginning.

This is the same lot conveyed to mortgagors by C. S. Willingham by  
deed dated November 8, 1979 to be recorded simultaneously with this  
mortgage.

which has the address of Lot 1, cor Brushy Creek Ridge & Road TAYLORS  
SC 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 — C. 75 — ENMA/EHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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