

REC'D
13 AM '80
TAYLORSLEY

FIRST FEDERAL
P. O. BOX 483
GREENVILLE, S. C. 29602

BOOK 1509 PAGE 122

MORTGAGE

THIS MORTGAGE is made this 22 day of July, 1980, between the Mortgagor, James K. Martin, (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 \$4000.00 Dollars, which indebtedness is evidenced by Borrower's note dated July 22, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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:

BEGINNING at an iron pin on the southern side of Brushy Creek Road, joint front corner of Lots Nos. 102 and 103, and running thence along the joint line of said lots, S. 39-46 W. 186.4 feet to an iron pin on the rear line of Lot No. 106; thence along the rear line of that lot, S. 43-35 E. 100.0 feet to an iron pin at a rear corner of Lot No. 105; thence along the rear line of that lot, S. 59-15 E. 38.0 feet to an iron pin at a rear corner of Lot No. 104; thence along the line of that lot, N. 37-37- E. 200.1 feet to an iron pin on the southern side of Brushy Creek Road; thence along the southern side of Brushy Creek Road, N. 53-44 W. 130.0 feet to the beginning corner being the same conveyed to me by Jim Williams, Inc. by deed dated March 25, 1971, to be recorded herewith.

This being the same property conveyed to the mortgagor herein by deed of J.P. Medlock and recorded to the RMC office for Greenville County on March 25, 1971 in Deed Book #936 and page #395

This is the second mortgage and is junior in lien to that mortgage executed to J.P. Medlock which mortgage is recorded in the RMC office for Greenville County in Book #1185 and page #649.

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which has the address of 708 Taylors Road Taylors,
(Street) (City)
South Carolina, S.C. (herein "Property Address");
(State and Zip Code)

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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