MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.
10 10 AM '80
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1520 PAGE 645

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Cleveland and Susie G. Martin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Creative Exteriors

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Seven Hundred Twenty & No/100 Dollars ($ 720.00) due and payable

with interest thereon from 10/15/80 at the rate of 10% per centum per annum, to be paid: 15 Eq inst installments of $40.00 each beg. Dec. 15, 1980.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

All THAT CERTAIN PIECE, PARCEL OR LOT OF GROUND SITUATE IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, APPROXIMATELY SEVEN AND ONE HALF (7½) MILES FROM THE CITY OF GREENVILLE, ON PIEDMONT ROAD, AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT A STONE 3X AND RUNNING N 51 - 27 W, 427 FEET TO A STONE; then S 51 -30 W, 265 FEET TO A STAKE; THEN S 58 -30 E, 180 FEET TO A STAKE; THEN S 88 - 53 E; 390 FEET, MORE OR LESS TO THE BEGINNING CORNER; CONTAINING 1.65 ACRES, MORE OR LESS.

ALSO, ALL THAT CERTAIN PIECE, PARCEL OR LOT OF GROUND, CONTAINING TWO (2) ACRES MORE OR LESS, LYING ON BOTH SIDES OF THE C & C RAILROAD AND BOTH SIDES OF THE PUBLIC ROAD LEADING FROM PIEDMONT TO GREENVILLE ABOUT HALFWAY BETWEEN THE 7 and 8 MILE POSTS FROM GREENVILLE ON SAID ROAD, ADJOINING LANDS OF CLEVELAND MARTIE, GRANTOR HEREIN.

BEGINNING ON A STONE 3X BY AFORESAID PUBLIC ROAD THEN S 51 - 30 W, 6.50 CHAINS TO A STONE 3X; THEN S 50 - 45 E, 6.40 CHAINS TO A STONE 3X, ACROSS THE RAILROAD; THEN N - 15 W, 8.00 CHAINS TO THE BEGINNING CORNER.

BEING THE SAME PROPERTY ACQUIRED BY GRANTOR HEREIN FROM CORA LEE QUEEN BY DEED OF AUGUST 1, 1964, REGISTERED IN DEED BOOK 830, PAGE 410, RECORDS OF R.M.C., GREENVILLE COUNTY, S.C.

SAID PROPERTY IS RECORDED IN GREENVILLE COUNTY COURT HOUSE, R.M.C., OFFICE GREENVILLE S.C. DEED BOOK 907, PAGE 550,.

DOCUMENTARY STAMP TAX

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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