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GREENVILLE, S. C.
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R.M.C.

BOOK 1533 PAGE 973

MORTGAGE

THIS MORTGAGE is made this 27th day of February, 1981, between the Mortgagor, Robert Coleman Martin and Janice C. 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 Fifty-four Thousand One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2011...;

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 certain piece, parcel or unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 3-C of Pebble Lake Townhouses Horizontal Property Regime as is more fully described in Master Deed dated May 6, 1980 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1125, at pages 364 through 438, inclusive, and survey and plot plan recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-Y, at page 15, as amended by First Amendment to Pebble Lake Townhouses Horizontal Property Regime dated September 16, 1980, being recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1135, at page 73, and by final survey of said condominium being recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 8-I, at page 13.

This is the same property conveyed to the Mortgagors by Davidson-Vaughn, a South Carolina Partnership, by deed of even date recorded herewith.

which has the address of 3-C Pebble Lake Townhouses Greenville,
(Street) (City)
S. C. 29609 (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 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.

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