

WHEREAS, W. Darrell Martin, M.D.

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. B. Drake and Sally B. Drake  
46 P.O. Box 5473 Greenville, S.C. 29606

(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 Forty-one thousand and no/100ths Dollars (\$ 41,000.00) due and payable

as set forth by note of mortgagor of even date

with interest thereon from date at the rate of 7 per note per centum per annum, to be paid per note

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:

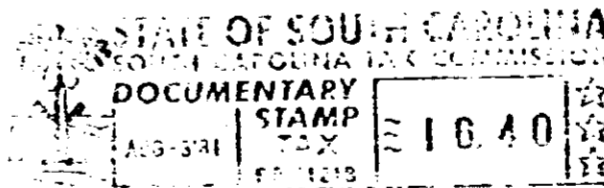
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, its 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, on the Southeast side of West Augusta Place Street, being shown as Lot #32 on a plat of property of D. W. Cochran Estate and Minnie P. Cochran, made by Dalton & Neves Engineers, dated July, 1937, and recorded in the RMC Office for Greenville County in Plat Book I at Page 92 and Page 93, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of West Augusta Place Street, at the joint front corner of Lots 32 and 33 and running thence along the line of Lot 33, S. 52-04 E., 234.8 feet to an iron pin; thence S. 46-27 W., 70.8 feet to an iron pin; thence along the line of Lot 31, N. 52-04 W., 224.3 feet to an iron pin on the Southeast side of West Augusta Place Street; thence along said Street, N. 37-56 E., 70 feet to the point of beginning.

THIS mortgage is second and junior in lien to that mortgage between W. Darrell Martin, M.D. and The Palmetto Bank recorded in the RMC Office for Greenville County in Mortgage Book 1548 at Page 894 on Aug 3, 1981.

THIS is the same property conveyed to the mortgagor by deed of J. B. Drake and Sally B. Drake recorded in the RMC Office for Greenville County in Deed Book 1152 at Page 897 on Aug 3, 1981.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 it 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.