

The South Carolina National Bank  
P. O. Drawer 969  
Greenville, S.C. 29602  
State of South Carolina

mail to:  
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P.O. Box 10247  
Greenville, S.C. 29603

BOOK 1568 PAGE 646

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ASLEY

County of GREENVILLE

WHEREAS, the undersigned, William M. Martin and Ann H. Martin  
(the "Mortgagor"), in and by a certain promissory note or loan agreement of even date herewith (the "Note"), the terms of which are incorporated herein by reference, is indebted to The South Carolina National Bank, its successors and assigns (the "Mortgagee"), a national banking association, in the principal sum of Eleven Thousand Two Hundred Ninety-Seven and 25/100----- (\$11,297.25) Dollars with interest ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ as stated in the aforesaid promissory note date for payment of which indebtedness, if not sooner paid, is October 19, 1982;

NOW, THEREFORE, as security for the Note and in consideration of the further sum of THREE DOLLARS in hand paid by the Mortgagee to the Mortgagor, the receipt of which is hereby acknowledged, the Mortgagor has granted, bargained, sold, and released and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the parcel(s) of land situate in the County of Greenville, State of South Carolina and more particularly described as follows:

ALL that piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 144 of "Boyce Lawn Addition" according to a plat prepared of said property and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book E, at Page 246, and according to a more recent survey made of said property by R. B. Bruce, R.L.S., the plat of which is recorded in the said R.M.C. Office in Plat Book 4-W, at Page 49, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Pettigru Street, joint front corner of Lots Nos. 144 and 143, and running thence with the common line of said lots, S. 24-45 E. 186.5 feet to a point; thence S. 47-16 W. 82 feet to a point; thence N. 15-15 W. 196 feet to a point on the edge of Pettigru Street; thence, running with said street, N. 43-15 E. 50 feet to a point, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed from Martha G. Williams and Harry L. Edwards dated April 16, 1981, recorded in the R.M.C. Office for Greenville County, South Carolina, on April 21, 1981, in Deed Book 1146, Page 671.

TO HAVE AND TO HOLD said real property with all rights, members, hereditaments, privileges, and appurtenances thereunto belonging to the said Mortgagee, its successors and assigns forever.

If the Mortgagor shall pay the Note in accordance with its terms, together with interest thereon, and any modifications, renewals or extensions thereof in whole or in part and shall comply with all the covenants, terms and conditions of this Mortgage, then this Mortgage shall be null and void and may be cancelled of record at the request of the Mortgagor.

If, however, the Mortgagor should fail to make a payment required to be made hereunder or under the terms of the Note or if the prospect of the Mortgagor's payment or performance hereunder or under the Note is significantly impaired, or if the prospect of the Mortgagee's realization on the property described in this Mortgage is significantly impaired, then and in any of such events, the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the Mortgagee, its successors or assigns, although the period for the payment thereof may not then have expired, and the lien on the above described premises created and vested by this Mortgage may be foreclosed either by sale at public outcry or by proceedings in equity, and the Mortgagee may become the purchaser at any foreclosure sale if the highest bidder.

No delay or omission by the Mortgagee to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. The rights granted hereunder shall be cumulative, and the exercise of any right granted hereunder shall not preclude the Mortgagee from exercising any of its other rights hereunder. No waiver of any default hereunder shall be deemed to constitute a waiver of any other default or impair any right consequent thereon.

AND IT IS AGREED by and between the parties that should legal proceedings be instituted for the collection of the debt secured hereby, then in that event the said Mortgagee, its successors or assigns, shall have the right to have a receiver appointed of the rents and profits of the above described premises, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as receiver, shall apply the residue of said rents and profits toward the payment of the debt secured hereby.

AND IT IS FURTHER AGREED by and between the parties that should legal proceedings be instituted for the foreclosure of this Mortgage or for any purpose involving this Mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection by suit or otherwise, subject to the provisions of the South Carolina Consumer Protection Code, all costs and expenses incurred by the Mortgagee, including reasonable attorneys' fee not in excess of fifteen percent (15%) of the unpaid debt, shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

And the Mortgagor does hereby covenant and agree with the Mortgagee as follows:

INSURANCE: The Mortgagor shall keep all improvements now or hereafter erected on the real property described above constantly insured for the benefit of the Mortgagee against loss by fire, windstorm and such other casualties and contingencies, in such manner and with such companies and for such amounts, not exceeding that amount necessary to pay the Note, as may be satisfactory to the Mortgagee. The Mortgagor shall purchase such insurance, pay all premiums therefor, and shall deliver to the Mortgagee such policies along with evidence of premium payment as long as the Note remains unpaid. If the Mortgagor fails to purchase such insurance, pay the premiums therefor or deliver said policies along with evidence of premium payment thereon, then the Mortgagee, at its option, may purchase such insurance. Such amounts paid by the Mortgagee shall become part of the sum secured by this Mortgage; shall bear interest from the date of disbursement at the rate of eighteen percent per annum, unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law; and shall be repaid by the Mortgagor to the Mortgagee upon demand.

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