

OCT 1 2 52 PH '82

DONNIE TANNERSLEY
R.M.C.

BOOK 1582 PAGE 193

MORTGAGE

THIS MORTGAGE is made this 1 day of October, 19.82, between the Mortgagor, Fred M. Martin, Jr. and Barbara T. Martin (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the United States, whose address is Post Office Box 225 Columbia, South Carolina 29202 (herein "Lender").

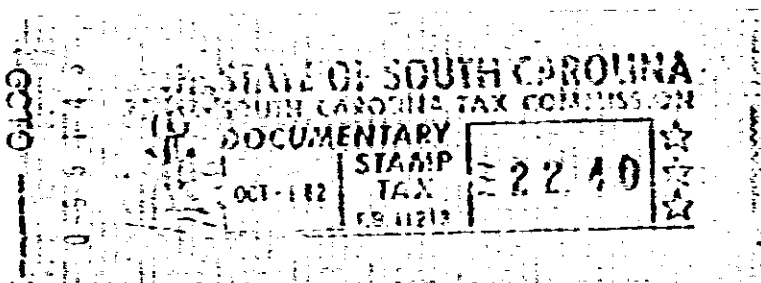
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-six thousand and no/100 (\$56,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2012;

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 lot of land with all improvements thereon situate, lying and being in the above County and State in Butler Township and being known and designated as Lot 9 as shown on a plat of Oak Meadows made by Freeland & Associates dated August 24, 1978 and recorded in the R.M.C. Office for Greenville County in Plat Book 67 at Page 11, said lot comprising 5.70 acres, more or less, reference being had to said plat for a more complete metes and bounds description.

This mortgage also includes an undivided 1/18 interest in and to that certain unnamed road as shown on the above referenced plat made by Freeland & Associates but as may be modified by agreement of the lot owners of Oak Meadows Development, said road leading into the development known as Oak Meadows and providing access to each lot therein.

The above described property is the same acquired by the mortgagors by deed from Fred M. Martin and Christine C. Martin dated March 17, 1982 and recorded in the R.M.C. Office for Greenville County on March 19, 1982 in Deed Book 1164 at Page 98.



which has the address of Lot 9, Oak Meadows Road, Greenville, South Carolina 29605 (herein "Property Address");

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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