

FILED  
GREENVILLE S.C.

**MORTGAGE**

BOOK 1591 PAGE 14

THIS MORTGAGE is made this 30th day of December 1982, between the Mortgagor, W. Darrell Martin, M. D. and Sandra J. Martin (herein "Borrower"), and the Mortgagee, Charter Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P. O. Box 2259 Jacksonville, Florida 32232 (herein "Lender").

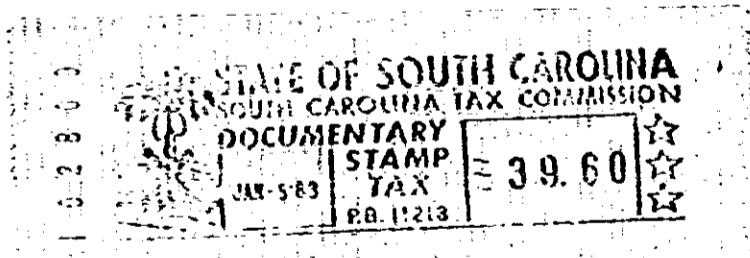
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-Nine Thousand and No/100 (\$99,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2013;

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 lot of land, with buildings and improvements thereon, situate, lying and being on the Southeast side of West Augusta Place Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 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, S. C. 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 Nos. 32 and 33 and running thence along the line of Lot No. 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 No. 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 is the same property conveyed to W. Darrell Martin, M. D. by deed of J. B. Drake and Sally B. Drake dated July 30, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1152, at Page 897, on August 3, 1981; subsequently, the said W. Darrell Martin, M. D. conveyed an undivided one-half interest in and to the subject property to Sandra J. Martin by deed dated December 30, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1180, at Page 313, on January 5, 1983.



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which has the address of 11 West Augusta Place Greenville, S. C. 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 seized 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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