

JUN 22 2 11 PM '83

DONNIE R. WILSON, CLERK

80-1312-819

MORTGAGE

THIS MORTGAGE is made this 20 day of June, 1983, between the Mortgagor, Kenneth W. and Ricky C. Martin, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Ten Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 30, 1993.....;

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.

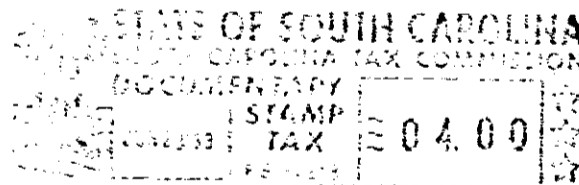
ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville being known and designated as Lot No.161 of a subdivision known as Coach HILLS as shown on a plat recorded in the RMC Office for Greenville County in Plat Book 4-X at Pages 85 and 86 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Coach Hills Drive at the joint corner of lots Nos. 160 and 161 and running thence with the line of said Lots, S3-13E 150.75 feet to an iron pin in the rear line of Lot No.175; thence with the rear line of Lot No. 175, N 77-55E 8.67 feet to an iron pin at the corner of Lot No. 174; with the line of Lot No. 1174, N86-57E 91.44 feet to an iron pin at the joint rear corner of Lots 161 and 162; thence with the line of said Lots, N3-14 W 149.65 feet to an iron pin on the southern side Coach Hills Drive at the joint front corner of Lots 161 and 162; thence with the southern side of Coach Hills Drive, S-86-47W 100 feet to the point of beginning.

This is a second mortgage and junior in lien to that mortgage executed by Kenneth W. Martin and Ricky C. Martin to which is first mortgage recorded in RMC Office for Greenville County in Book No.1337 Page 731 dated 4/25/75 and recorded 4/25/75.

Derivation: This is the property of Southland Properties, Inc. conveyed to Kenneth W. and Ricky C. Martin recorded RMC Office Greenville County Book 1017 page 350 dated April 25, 1975.

The above mortgage was recorded and then assigned to The Savings Bank of Baltimore dated 4/27/76 and recorded 4/27/76 in Mortgage Book 1365 at Page 955.



which has the address of 4857 Coach Hills Drive Greenville,
(Street) (City)
South Carolina 29607 (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.

8180

4328-102