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MORTGAGE

THIS MORTGAGE is made this 3rd day of August 1983, between the Mortgagor, Steven W. Martin and Deborah W. 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 three hundred and sixty dollars and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated August, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July, 1992

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 County of Greenville, State of South Carolina, and being known and designated as Lot No. 53, Paris View Subdivision, Section I, according to the plat prepared of said property by J. D. Calmes, R.L.S., April, 1961, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of S.C. Highway 415, joint front corner with Lot 54, and running thence with the common line with said Lot, N. 39-35 E. 200 feet to a point; thence, S. 50-25 E. 100 feet to a point, joint rear corner with Lot 52; thence running with the common line with said Lot, S. 39-35 W. 200 feet to a point on the edge of S.C. Highway 415; thence running with the edge of said highway, N. 50-25 W. 100 feet to a point on the edge of said road, the point BEGINNING.

This conveyance is made subject to restrictions, easements and rights-of-way, if any, effecting the above described property.

This is the same property conveyed to the grantors by deed of Ronald Wayne Johnson and Cathy T. Johnson dated and recorded May 17, 1982 in Deed Book 1166 at Page 983, R.M.C. Office for Greenville County, SC.

This is a second mortgage and junior in lien to that mortgage executed by Ronald W. & Cathy T. Johnson to Charter Mortgage Co. which mortgage is recorded in RMC Office of Greenville County in Book No. 1484 Page 777 date 17 Oct 79.

which has the address of Rt. 2, Box 290, Taylors, SC 29687

(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.

SOUTH CAROLINA —

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