

FILED
GREENVILLE CO. S. C.
Oct 26 12 59 P.M. '83
DUNNIE W. WILKERSLEY
R.M.C.

First Federal of S. C.
P. O. Box 408
Greenville, S. C. 29602

99-1832 PAGE 479

MORTGAGE

THIS MORTGAGE is made this 25th day of October,
1983, between the Mortgagor, Carl L. Martines and Frances E. Martines
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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").

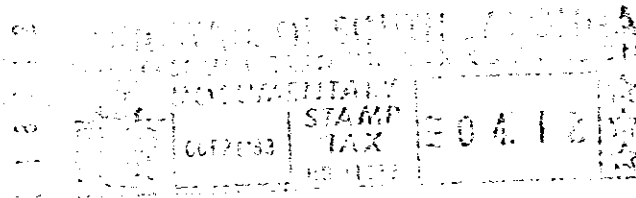
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand Two Hundred
Ninety Nine and 66/100 Dollars, which indebtedness is evidenced by Borrower's
note dated October 25, 1983, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10-30-88
.....;

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 in Greenville County, State of South Carolina, near the City
of Greenville, being shown as Lot No. 45 on Plat of Sans Souci Heights, recorded in
Plat Book Y at Page 25, and described as follows:

BEGINNING at a stake on the Northern side of Skyland Avenue, 317.6 feet West from
U. S. Highway No. 25, at corner of Lot 46, and running thence with the Northern
side of said Avenue, S. 67-40 W., 83.8 feet to a stake at corner of Lot 44; thence
with the line of said lot N. 18-30 W., 131.5 feet to a stake; thence N. 60-20 E.,
66 feet to a stake at corner of Lot 46; thence with the line of said lot S. 26-43 E.,
140.8 feet to the beginning corner.

This is the same property conveyed to the mortgagors, Carl L. Martines and Frances E.
Martines by deed of Ralph E. Clary, dated October 14, 1983, and recorded October 14,
1983, in the R.M.C. Office for Greenville County in Deed Book 1198 at Page 550.



Loan # 020- 319215-1

which has the address of 6 Skyland Avenue, Greenville, S. C. 29609,
(Street) (City)
(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 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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4328-W-2