

GREENVILLE, S.C.

Vol 1884 on 752

Mar 27 4 01 PM '84

# MORTGAGE

DONALD B. WILKINSLEY

R.M.C.

THIS MORTGAGE is made this 26th day of March, 1984 between the Mortgagor, Mary J. 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 Thirty-Three Thousand (\$33,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014.....;

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.

at the southwestern corner of the intersection of Crown Avenue and Charing Cross Road, being known and designated as Lot No. 21 and part of Lot 24 as shown on a Plat of Brookwood Forest, Section III, recorded in the R.M.C. Office for Greenville County in Plat Book "BBB", at Page 155, and also shown on a Plat of Ronald A. Martin and Mary J. Martin, recorded in the R.M.C. Office for Greenville County in Plat Book 4-W, at Page 88, and having according to said latter plat, reference to which is hereby carved for a more complete and accurate description of said premises. Derivation: The above described premises being the same conveyed to the mortgagor herein and Ronald A. Martin by deed dated December 6, 1972 and recorded on December 7, 1972 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 962 at Page 254, with the said Ronald A. Martin dying testate on March 19, 1978 with his will being probated in the Judge of Probate's Office in will apartment 1508 in File 21; said mortgagor being the sole devisee under the terms of the mentioned will.

STATE OF SOUTH CAROLINA  
RECORDING TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
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which has the address of 10 Crown Avenue Taylors, SC 29687

(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 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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