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GREENVILLE CO. S. C.

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# MORTGAGE

W. W. WILKINS

THIS MORTGAGE is made this 1st day of May, 1984, between the Mortgagor, Milton R. Martin and Martha Jane 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 8,082.24 Dollars, which indebtedness is evidenced by Borrower's note dated 5-1-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 30, 1990.....;

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.

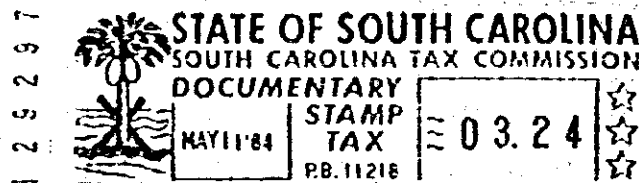
All that lot of land in Greenville County, State of South Carolina, in the City of Greenville, lying on the southeastern side of West Tallulah Drive, shown as the major portion of Lot No. 17, on a plat of the H.L.S. Investment Company, Plat Book D, Page 225, and being more particularly shown on plat of Dwight W. Hughey, prepared by T. C. Adams dated March 17, 1960, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeast side of West Tallulah Drive, which pin is 905 feet southwest of intersection of said drive with Augusta Road, and running thence with line of Lot. No. 16, S. 34-10 E. 194.5 feet to an iron pin; thence S. 10-40 W. 4.1 feet to an iron pin; thence S. 55-10 W. 57 feet to an iron pin, rear corner of Lot No. 18; thence with the line of said lot, N. 34-10 W. 197.9 feet to an iron pin on the southeast side of West Tallulah Drive; thence with the southeast side of said drive, N. 55-10 E. 60 feet to the point of beginning.

This being the same property conveyed to Milton R. Martin by deed of Dwight W. Hughey and Helen F. Hughey, on January 23, 1967 and recorded in deed book 813, Page 181 on February 2, 1967.

This is a Second Mortgage and is Junior in lien to that mortgage executed by Milton R. Martin to the Aiken Loan and Security Company on January 23, 1967 and recorded February 2, 1967 in Vol. Book 1049 at page 295; subsequently assigned to Bristol Savings Bank, recorded in the RMC office February 22, 1967 in mortgage Book 1052 at page 193.

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which has the address of 101 West Tallulah Drive, Greenville, S.C. 29605,  
(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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