

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
JUL 13 10 50 AM '84
DONALD W. STANLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RAMON MARTINEZ, JR. and DEBBIE STATON MARTINEZ

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRED STATON

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Seventeen Thousand Two Hundred and 00/100----- Dollars (\$ 17,200.00---) due and payable

in accordance with the terms and provisions of Note of even date

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the easterly side of Maria Louisa Lane, being shown and designated as Lot No. 2, on plat of Property of C. B. Jones, prepared by C. O. Riddle, R.L.S., October, 1966, and having, according to a more recent survey entitled "Property of Ramon Martinez, Jr., and Debbie Staton Martinez, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Maria Louisa Lane, joint front corner of Lots Nos. 1 and 2, and running thence with the joint lines of said lots, S. 75-36 E. 172.4 feet to an iron pin; running thence S. 23-06 W. 101.4 feet to an iron pin, joint rear corner of Lots Nos. 2 and 3; running thence with the joint lines of said lots, N. 75-36 W. 155.4 feet to an iron pin on the easterly side of Maria Louisa Lane; running thence with the easterly side of Maria Louisa Lane, N. 8-35 E. 17 feet to an iron pin; thence continuing with the easterly side of Maria Louisa Lane, N. 14-24 E. 83.3 feet to the point of BEGINNING.

THIS being the same property conveyed to the Mortgagors herein by deed of Fred Staton and Wanda B. Staton dated July 12, 1984 and recorded simultaneously herewith.

This mortgage being junior to that certain mortgage given by Ramon Martinez, Jr., and Debbie Staton Martinez to American Federal Bank, FSB, dated July 12, 1984, recorded in REM Book 1672 at Page 414.

Mortgagors may prepay without penalty.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUL 13 1984
STAMP TAX
05.16

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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