

BOOK 79 1306  
PAGE 1510 683

GREENVILLE S.C.  
WASLEY

# MORTGAGE

THIS MORTGAGE is made this 6th day of August, 1980, between the Mortgagor, Donald J. and Lisa B. Martin (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 Twelve Thousand Dollars and 00/100's (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1980;

11, 12; running thence up joint line of Lots 17 and 18, N. 25-18 W. 115 feet to an iron pin on the cul-de-sac; running thence down eastern side of said cul-de-sac, N. 8-44 E. 66.8 feet to point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Rosamond Enterprises, Inc. and recorded in the RMC office for Greenville County on November 18, 1975 in Deed Book 1027 and page 510.

This is a second mortgage in lien to that mortgage executed to Rosamond Enterprises, Inc. in Book 1342 and page 1711 Federal Savings and Loan Association of S.C.

FILED IN GREENVILLE S.C. 11 22 AM '80

Donald J. and Lisa B. Martin  
Borrowers  
Witness: John Steele  
John Steele

which has the address of 2 Oak Park Court 21319 Mauldin  
South Carolina 29662 (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.