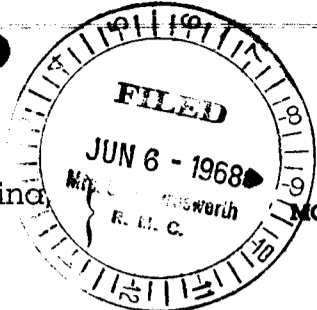


Carroll
David S. Lusk
Act Book 171 page 10.5
7-14-96



State of South Carolina
County of ~~ANDERSON~~
GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Earl W. Martin and Ora O. Martin, -----

----- of the County and State aforesaid, hereinafter, whether one or more, called the Mortgagor, SEND GREETINGS:

WHEREAS, the Mortgagor in and by a certain promissory note, in writing of even date with these presents is well and truly indebted to THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, of the County and State aforesaid, a body corporate under the laws of the State of South Carolina, in the full and just sum of Thirty-seven Thousand (\$37,000.00) ----- Dollars, with interest at the rate of ----- 6 1/2 ----- per centum per annum, to be repaid in installments of Two Hundred Ninety-two and no/100 ----- (\$ 292.00 -----) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest has been paid, said monthly payments to be applied first to the payment of interest, computed and paid monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or upon the breach of any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable; said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same, while past due, be placed in the hands of an attorney for collection, as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, at and before the signing 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 said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, the following described property, to-wit:

All of that tract of land, County of Greenville, State of South Carolina, in Oaklawn Township, containing ninety (90) acres, more or less, as shown on plat of property of Andrew W. McDavid recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "00", at Page 22, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin at the intersection of Washington Church Road and Old Pelzer Road, in the center of said intersection, running thence S. 43 W. One Hundred Ninety-eight (198) feet to an iron pin in the center of Washington Church Road, thence S. 45-15 W. One Thousand Six Hundred Fifty (1,650) feet to an iron pin in said road; thence S. 47 W. Seven Hundred Fifty-four and Four One-hundredths (754.04) feet to an iron pin in said road; thence along the property of Helen A. Bradley N. 44-41 W. Two Thousand Seven and Six One-hundredths (2007.06) feet; thence N. 46-06 E. One Thousand Eighty-one and Eight One-hundredths (1081.08) feet to an iron pin at the corner of property of Washington Baptist Church; thence with said Church property S. 71-45 E. Five Hundred Ninety-two and Sixty-eight One-hundredths (592.68) feet to an iron pin; thence with said Church property N. 44 E. Four Hundred Sixty-two (462) feet to a small rock on the Eastern edge of Washington Church Road; thence S. 72-24 E. One Thousand Six Hundred Seventy and Forty-six One-hundredths (1670.46) feet to the point of beginning.

The above description is subject to an Agreement between J. T. Arnold and Washington Baptist Church which Agreement sets forth the boundaries of their adjoining

Released 2.23.88 by Clerk of Court, Greenville, S.C. R.M.C. 04.2.23.88