

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BILLY C. MARTIN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto EDWARD P. FLASPOEHLER

(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

TWO THOUSAND SEVEN HUNDRED AND NO/100 ----- DOLLARS (\$2,700.00 ),  
due and payable in 120 consecutive monthly payments of Twenty-Nine and 98/100 Dollars (\$29.98) each, beginning the 1st day of February, 1975 and continuing each and every month thereafter until paid in full with the right to anticipate in part or in full at any time,



with interest thereon from date at the rate of six/ (6%) per centum per annum, to be paid Monthly.

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,

ALL those certain pieces, parcels or lots of land in Greenville County, State of South Carolina, situate on the northern side of Potomac Avenue in the City of Greenville, being known and designated as Lots Nos. 188 and 189 on a plat of Pleasant Valley, recorded in the R. M. C. Office for Greenville County in Plat Book P, at Page 88-94, and having, according to that plat and a more recent plat entitled "Property of Billy C. Martin", made by James R. Freeland, R.L.S., December 16, 1974, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Potomac Avenue, at the joint front corner of Lots #187 and 188, said pin being 350 feet, more or less, in a westerly direction from the intersection of Panama Avenue and Potomac Avenue, and running thence with the line of Lot #187, N. 00-08 W. 160 feet to iron pin; thence S. 89-52 W. 120 feet to an iron pin, corner of Lot #190; thence with the line of Lot #190, S. 00-08 E. 160 feet to iron pin on Potomac Avenue; thence with the Northern side of Potomac Avenue, N. 89-52 E. 120 feet to the point of beginning.

The above described property is conveyed subject to those Protective Covenants applicable to Pleasant Valley, of record in said R. M. C. Office in Deed Book 301, at Page 60, as amended by Amendment To Protective Covenants - Pleasant Valley, recorded in said R. M. C. Office in Deed Book 367, at Page 106, and such easements or rights-of-way reserved therein.

It is understood and agreed that this mortgage is junior in lien to the lien of that mortgage given this date by the Mortgagor to Collateral Investment Company.

The above described property is the same conveyed to the Mortgagor this date.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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