

First Mortgage on Real Estate

SEP 5 4 10 PM '77  
DONNIE S. TANCRED  
REC'D

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Thomas L. Martin, M. D.

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Two Hundred Twenty Thousand and no/100 ----- DOLLARS

(\$ 220,000.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 northern side of Old Spartanburg Road, being shown and designated as Lots 1-9 on a revised plat of Twelve Oaks Terrace, dat d April 11, 1967, prepared by Piedmont Engineers and Architects, recorded in Plat Book RRR at Page 31 and being described more particularly, according to said plat, as follows:

BEGINNING at an iron pin on th northern side of Old Spartanburg Road, said iron pin being S. 86-44 W. 74.8 feet from the intersection of Old Spartanburg Road and Twelve Oaks Terrace and running thence N. 01-45 E. 269.20 feet to an iron pin; thence N. 87-09 W. 99.9 feet to an iron pin; thence N. 02-43 E. 426.20 feet to an iron pin; thence N. 32-48 E. 143.1 feet to an iron pin; thence S. 33-28 E. 448.90 feet to an iron pin; thence S. 23-37 W. 30 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence along the common line of said lots S. 74-20 W. 136.9 feet to an iron pin on the eastern side of Twelve Oaks Terrace; thence along said street N. 14-58 W. 133.90 feet to an iron pin; thence N. 09-19 W. 28 feet to an iron pin in the cul-de-sac of Twelve Oaks Terrace; thence around said cul-de-sac the following courses and distances: N. 36-12 E. 32.8 feet, N. 36-27 E. 40 feet, N. 11-47 W. 43 feet, N. 62-21 W. 40 feet, S. 80-47 W. 26.7 feet, S. 49-35 W. 27 feet, S. 23-04 W. 15 feet, S. 01-12 E. 65 feet; thence along the western side of Twelve Oaks Terrace S. 07-19 E. 60 feet; thence S. 14-58 E. 220 feet; thence S. 03-25 E. 255 feet to an iron pin at the intersection of Twelve Oaks Terrace and Old Spartanburg Road; thence S. 41-39 W. 35.3 feet to an iron pin on the northern side of Old Spartanburg Road; thence along said road S. 86-44 W. 74.8 feet to an iron pin, the point of beginning.

ALSO,

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Old Spartanburg Road in the County of Greenville, State

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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