

MORTGAGE OF REAL ESTATE - Laws, Daniel and Stewart  
508 Pettigru St., Greenville, S.C.  
FILED  
GREENVILLE CO. S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE } 2 17 PM '81  
DONN TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE 800: 1550 PAGE 694

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles A. and Ann B. Martin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas D. and Marianne R. Dennison

(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 twenty one thousand three hundred fifty and no/100 -----

----- Dollars (\$ 21,350.00 ) due and payable  
in one installment due on or before December 31, 1982 interest to be paid  
monthly.

with interest thereon from even date at the rate of 12 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:

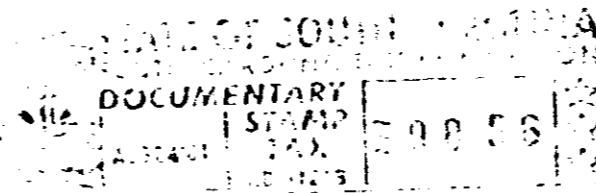
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the southern side of East Tallulah Drive, Greenville City and County, South Carolina, being shown and designated as the eastern 50 feet of Lot 15 and the western 25 feet of Lot 17 on a Plat of D. T. Smith Property recorded in the R.M.C. Office for Greenville County in Plat Book F, at Page 108, and having, according to said plat, the following metes and bounds:

BEGINNING at a stake on the south side of East Tallulah Drive, said stake being 250 feet east of the southeast corner of the intersection of Smith Street (now known as Penn Street), and East Tallulah Drive, and running thence with the south side of East Tallulah Drive N. 64-20 E., 75 feet to an iron pin; thence S. 25-40 E., 200 feet to an iron pin; thence S. 64-20 W, 75 feet to an iron pin; thence N. 25-40 W, 200 feet to an iron pin on the East side of East Tallulah Drive, the point of BEGINNING.

This being the same property conveyed by the mortgagees herein to the mortgagors by deed of even date, to be recorded herewith. This property was conveyed to Mortgagors by deed of Paul E. Proffitt dated 6/25/79, recorded RMC of said County in book 1105 page 539.

This is a second mortgage and is hereby expressly subordinate to that mortgage given by the mortgagees herein to First Federal Savings and Loan Association of even date, to be recorded herewith in the principal sum of \$32,650.00

The mortgagees address is 108 E. Tallulah Drive, Greenville, S.C. 29608



400 8  
33731801

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 such 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.

4328 RV-2