

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, MACK A. ASHMORE AND CLARA COLLINS ASHMORE,

(hereinafter referred to as Mortgagor) SEND ~~3~~ GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Fifteen Thousand and No/100ths-----

DOLLARS (\$ 15,000.00), with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, June 1, 1970

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Chick Springs Township, Greenville, County, S. C. on the West side of St. Mark Road and having the following metes and bounds according to a plat of J. Earle Freeman, Surveyor, September 19, 1939:

BEGINNING at an iron pin in the middle of the intersection of St. Mark Road and Suddeth Road, and running thence with the center of St. Mark Road S. $31\frac{1}{4}$ E. 4.72 chains to an iron pin, corner of Lee Dillard's property; thence with Dillard's line, S. $40\frac{1}{4}$ W. 3.78 chains to an iron pin corner of Andrew Monk's property; thence with Monk's property N. $73\frac{3}{4}$ W. 9.65 chains to an iron pin in center of Suddeth Road; thence with said Suddeth Road, N. $62\frac{1}{4}$ E. 10.70 chains to the beginning corner, and containing 4.10 acres, more or less.

This is the same property conveyed to Clara Collins Ashmore by deed of E. Inman, Master, dated October 19, 1939, and recorded in the R.M.C. Office for Greenville County in Deed Volume 215 at page 44.

ALSO:

All that piece, parcel or lot of land situate, lying and being in Chick Springs Township about one mile North from Chick Springs, lying on the Eastern side of the St. Mark Road, being bounded on the North by lands formerly of J. A. Bull (formerly also of J.M. Collins land), on the East by lands formerly of J.A. Bull (the Leon McConnell tract), on the South by lands of Walter Smith Estate and on the West by the said road and lot of Mack A. Ashmore, and being a part of the land of the J.M. Collins Estate, and being further shown as Lot No. 1 on Plat of Property of Mrs. Eva H. Collins, et al, made by H.S. Brockman, Surveyor, December 14, 1948, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the Western side of the said St. Mark Road, joint corner of the Mack A. Ashmore lot and lot of Lee Dillard and runs thence with the Walter Smith line N. 40-15 E. 495.5 feet to an iron pin, joint corner of the Smith land and on the line of the former J.A. Bull lands (Leon McConnell tract); thence with the said line N. 67-40 W. 138 feet to an iron pin; thence S. 61-25 W. 392 feet to a point in the edge of the surfacing of the said St. Mark Road (iron pin on back on line at 10.8 feet); thence with the St. Mark Road S. 31-15 E. 311.5 feet to the beginning corner, and containing Two and Six One-hundredths (2.06) acres, more or less.

This is a portion of the property conveyed to Mack A. Ashmore by deed of Mrs. Eva H. Collins, widow of J.M. Collins, Frank Collins and Mrs. Clara Collins Ashmore, children of J.M. Collins, dated December 29, 1948, and recorded in the R.M.C. Office in Deed Vol. 369 at page 268.