

AUG 18 3 17 PM 1961

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Leon E. Ashmore and Frances J. Ashmore

(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) 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 ---Ten Thousand and no/100-----

DOLLARS (\$ 10,000.00--- .), with interest thereon from date at the rate of Five & three fourths per centum per annum, said principal and interest to be repaid in monthly instalments of Seventy Two and no/100--- Dollars (\$ 72.00 .) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, 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, in Gantt Township, on the Eastern side of the Augusta Road, about six miles south of the City of Greenville, and having the following metes and bounds according to a plat and survey made by C. C. Jones, C. E. July 1954, as follows:

BEGINNING at an iron pin on the Augusta Road, at corner of other property of Alma Eunice Jones, which pin is 300 feet from the intersection of the Augusta Road, and the White Horse Road, and running thence with the Augusta Road, N. 44-53 E. 116.4 feet; thence still with the Augusta Road, N. 44-58 E. 100 feet to an iron pin; at corner of other property of Alma Eunice Jones; thence with the line of the Jones property, S. 20-40 E. 213.1 feet to an iron pin; thence still with the line of Jones property, S. 46-43 W. 31 feet to an iron pin; thence still with line of Jones property, N. 77-12 W. 195 feet to iron pin; thence still with the line of Jones property, N. 32-05 W. 28.7 feet to the point of beginning.

Being the same premises conveyed to the mortgagors by deed recorded in Deed Book 503 at page 514.

ALSO all that other lot of land adjacent to the lot above described, having the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Augusta Road and running thence S. 21-21 E. 212.3 feet to pin; thence S. 84-42 E. 129.1 feet to pin on old Augusta Road; thence with the Western side of said road, N. 6-45 E. 100 feet; thence continuing N. 10-04 E. 100 feet to pin; thence in a Northerly direction 166.9 feet to pin on Augusta Road; thence with the Southeast side of Augusta Road, S. 45-18 W. 135.3 feet to the Beginning.

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.