

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, GERALD WILSON ASHLEY and BRENDA ANN ASHLEY,
are
(hereinafter referred to as Mortgagor) well and truly indebted unto ROBINSON CONSTRUCTION CO., INC., by C. E. ROBINSON, JR., PRESIDENT, and RICHARD M. GAFFNEY

(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 Hundred Fifty Dollars (\$ 250.00) due and payable

on the first day of June, 1968, and on the first day of each succeeding month thereafter for a period of twenty-four (24) months, in the sum of \$11.09, first to be applied to interest and the remainder to be applied to principal, with the right to anticipate in any sum, with interest thereon from date at the rate of six 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

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 56 as shown on Plat of the subdivision known as Parkdale, according to a survey thereof made by Dalton & Neeves, Engineers, in June, 1960 and recorded in the R. M. C. Office for Greenville County in Plat Book RR at page 55, and having the following metes and bounds, according to said plat:

BEGINNING at an iron pin on Woodridge Drive at the joint front corner of Lots 56 and 57, and running thence along the joint line of said Lots S. 86 - 38 W. 160 feet to an iron pin; running thence S. 3-22 E. 90 feet to an iron pin; running thence N. 86 - 38 E. 160 feet to an iron pin on Woodridge Drive; running thence along Woodridge Drive N. 3 - 22 W. 90 feet to the point of beginning.

This property is sold subject to the reservations, easements, rights of way, building line and restrictive covenants as recorded against said subdivision in the R. M. C. Office for Greenville County in Deed Book 658 at page 67, and as shown on said plat recorded in Plat Book RR at page 55.

This is a second mortgage, junior in lien to a first mortgage and Re-advance and Extension of Lien of Mortgage held by Fidelity Federal Savings & Loan Association, and recorded in Mortgage Book 899 at page 241 (mortgage), and in Mortgage Book 1080 at page 503 (re-advance and extension), R. M. C. Office for Greenville County, South Carolina.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this

County of Greenville

C. E. Robinson Jr.

15 of June 1970

By: Richard M. Gaffney

Witness: Evelyn Soddard

Personally appeared before me C. E. Robinson Jr. who being duly sworn deposes and says that he is the bona fide owner and holder of the within Deed and Mortgage and that the same has not been assigned hypothecated or conveyed in any way and that the same are in full force and effect and that he has read and is satisfied of their contents and that he has caused them to be recorded in the R. M. C. Office for Greenville County, South Carolina, on this 15th day of June 1970.

Richard M. Gaffney - Mortgagor
Evelyn Soddard - Witness