

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
MAR 12 3 22 PM '71

BOOK 1183 PAGE 395

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LUIS BONACHEA and BENITA H. BONACHEA

(hereinafter referred to as Mortgagor) is well and truly indebted unto GRADY K. ASHE

(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 One Thousand One Hundred and no/100-----

-----Dollars (\$1,100.00) due and payable in monthly installments of One Hundred (\$100.00) Dollars, beginning March 1, 1971, and on the first day of each month thereafter until fully paid, with the right to prepay any part or all of the balance due at any time.

with interest thereon from date of the note at _____ per centum per annum to be paid:

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, City of Greenville, being known and designated as the portion of Lot No. 31, Section C, Stone Land Company, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book A, Page 341, and having, according to a survey by Campbell and Clarkson, dated February 24, 1969, captioned Property of Grady K. Ashe, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Croft Street, which iron pin is 270.75 feet from the southeast intersection of Croft Street and Robinson Street, and running thence S 1-41 W 200 feet to an iron pin on the northern side of a 16 foot alley; thence with the northern side of said alley, S 83-13 E 54 feet to an iron pin in the rear corner of Lot No. 33; thence with the line of Lot No. 33, N 1-41 E 200 feet to an iron pin on the southern side of Croft Street; thence with the southern side of Croft Street, N 83-13 W 54 feet to the point of beginning.

This mortgage is junior in rank to the mortgage executed by Grady K. Ashe to C. Douglas Wilson & Co., recorded in said R. M. C. Office in Mortgage Book 1118, Page 305.

Together with all and singular rights, members, hereditaments, 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.