

FILED
GREENVILLE CO. S. C.

MAY 12 4 01 PM '72

OLLIE FARNSWORTH
R. M. C.

BOOK 1233 PAGE 164



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John D. Ashmore, Jr. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of **Fifty-five Thousand (\$55,000.00)** ----- DOLLARS (\$55,000.00), with interest thereon at the rate of **Seven & one-fourth** per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **30** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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 County of Greenville, South Carolina~~ on the southern side of Rockingham Road in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 66 as shown on a plat of Barksdale prepared by Dalton & Neves, dated December, 1959, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQ at pages 188 and 189, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Rockingham Road at the joint front corner of Lots 65 and 66 and running thence with the line of Lot No. 65 S. 0-54 E. 323 feet to an iron pin; thence S. 56-57 W. 190 feet to an iron pin on the eastern bank of Reedy River; thence with the River as the line having a traverse line as follows: N. 40-49 W. 74.6 feet to an iron pin, thence N. 33-12 W. 223 feet to an iron pin, thence N. 3-57 W. 136 feet to an iron pin at the joint rear corner of Lots Nos. 66 and 67; thence with the line of Lot No. 67 N. 58-35 E. 252 feet to an iron pin on the southern side of Rockingham Road; thence with the southern side of Rockingham Road S. 33-17 E. 37 feet to an iron pin; thence with the curve of said Rockingham Road, the chord of which is S. 61-47 E. 113.6 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Charles B. Dudley and Rita O. Dudley dated May 12, 1972, and to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.

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.