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519.40

MORTGAGE

BOOK 1332 PAGE 545

THIS MORTGAGE is made this 31st day of January, 1975, between the Mortgagor, M. William Bashor, Jr. and Anne L. Bashor (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is # 3 Edwards Bldg., 600 N. Main St., Greer, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty eight thousand five hundred and no/100th Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2004

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina known and designated as Lot No. 4 on plat of Audubon Forest, Map No 2, said plat recorded in the R.M.C. Office for Greenville County in Plat Book BB, Page 197, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Audubon Road at the joint front corner of Lots 3 and 4 and running thence with common line of said lots, N. 14-45 E. 332 feet to a point in the center of branch; thence with the center of said branch, the traverse of which is S. 61-19 E. 166.3 feet to a point; thence, continuing with center of said branch, the traverse of which is N. 80-41 E. 65.4 feet to a point; thence S. 22-00 W. 357 feet to a point on the northern side of Audubon Road; thence, with the said Road, N. 55-58 W. 26.4 feet; N. 61-08 W. 89.2 feet and N 70-12 W. 64.4 feet to point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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