

JUN 18 12 36 PM '76

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1370 PAGE 641

THIS MORTGAGE is made this 18th day of June 1976, between the Mortgagors, John Aspray and Grace M. Aspray (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TEN THOUSAND AND NO/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 18 June 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1 Nov. 1986

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:

Lot No. 1: All that piece, parcel or lot of land near Cleveland, State of South Carolina, being known and designated as Lot No. 155 of a subdivision known as Wonderland Range of the property of M.W. Fore, as shown by a Plat thereof, dated February, 1952, recorded in the R.M.C. Office for Greenville County in Plat Book BB at Page 29.

Lot No. 2: All that Piece, parcel or lot of land near Cleveland, State of South Carolina, being known and designated as Lot No. 156 of a subdivision known as Wonderland Range, as shown on a Plat thereof, dated February 1952, recorded in the R.M.C. Office for Greenville County in Plat Book BB, at Page 29, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Lake Drive joint front corners of Lots 155 and 156, and running thence along the line of said lots, S.78-0 W. 220 feet to iron pin at line of Lot No. 172; thence running with the line of Lots 172 and 173, N. 15-45 W. 73 feet to iron pin at rear corner of Lot 157; thence running with the line of said lot N. 78-0 E. 200 feet to iron pin on Lake Drive; thence running with said Drive, S. 31-29 E. 75 feet to iron pin at point of beginning.



which has the address of Lake Drive, Lots 155 and 156 Wonderland Range (Street) (City) Marietta, S.C. 29661 (herein "Property Address"); (State and Zip Code)

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 if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.