

2073 2 14 1976

MORTGAGE

THIS MORTGAGE is made this twenty third (23rd) day of December, 1976, between the Mortgagor, William L. Ashmore and Patricia A. Ashmore (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").

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WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Six Hundred and No/100ths (\$15,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 23, 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 February 1, 2002

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 in Greenville County, South Carolina, O'Neal Township, and being more particularly described as follows:

BEGINNING at an iron pin on bank of County Road and running thence S. 88-21 E. 748.5 feet to an iron pin on set-back line at branch, thence N. 14-58 W. 100 feet to an iron pin 33 feet on set-back line of branch, thence N. 10-43 W. 100 feet to an iron pin 30 feet on set-back line, thence N. 7-41 W. 199.6 feet to an iron pin 5 feet back from said branch, thence S. 89-35 W. 476.7 feet to an iron pin on the line of Wooten; thence S. 3-53 E. 162.0 feet to an iron pin; thence N. 88-33 W. 221 feet to an iron pin on bank of said road, thence S. 2-23 E. 200 feet to an iron pin, the point of beginning. This being all that property as shown on plat prepared for Hobbs H. Clayton by Jones Engineering Service, May 9, 1969, and reference to said plat is hereby made for a more complete description. Said tract contains 5.5 acres, more or less.

ALSO: All that piece, parcel or lot of land located in O'Neal Township, Greenville County, State of South Carolina, lying on the east side of a local settlement road just off Parker Road, near Sandy Flat, and containing 0.73 acres, more or less and being the tract shown on a plat of Louie Wooten, dated March 28, 1958, by Terry T. Dill, Surveyor, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the west side of said settlement road, and runs thence N. 89-35 E. 220 feet to an iron pin; thence S. 3-53 E. 162.0

(continued on attached sheet)

which has the address of Route 1, Hobbs Road Greenville, South Carolina (herein "Property Address");

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

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