

GREENVILLE CO. S. C.

JUN 12 11 15 AM '68

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MORTGAGEE ADDRESS: P. O. Box 2348, Greenville, S. C. 29602

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES H. ASHBY, JR. AND PEGGY J. ASHBY

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Thirty Thousand and No/100-----

DOLLARS (\$ 30,000.00 ), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 45 of a subdivision known as Wade Hampton Terrace according to plat thereof dated March, 1955, prepared by Dalton & Neves, recorded in the RMC Office for Greenville County in Plat Book KK, at page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Lisa Drive, joint front corner of Lots Nos. 44 and 45 and running thence with the joint line of said lots N. 35-16 E. 143.4 feet to an iron pin, joint rear corner of Lots Nos. 44 and 45; thence with the rear line of Lot 45 S. 56-22 E. 105.04 feet to an iron pin, joint rear corner of Lots Nos. 45 and 46; thence with the joint line of said lots S. 35-16 W. 146.4 feet to an iron pin on northeastern side of Lisa Drive, joint front corner of Lots Nos. 45 and 46; running thence with the northeastern side of Lisa Drive N. 54-44 W. 105 feet to the point of beginning.

This being the same property conveyed unto the Mortgagor, James H. Ashby, Jr., by deed from Richard F. Howard recorded June 3, 1968 in Deed Book 845, at page 344. James H. Ashby, Jr. conveyed one-half interest unto his wife, Peggy J. Ashby, by deed recorded June 3, 1968 in Deed Book 845, at page 323.

DOCUMENTARY  
STAMP  
\$ 12.00  
PB 11218

2,500 2-73 KP

MORTGAGE

172 N. 120  
300 M

4328 RV-2