

MORTGAGE

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FILED GREENVILLE CO. S. C.

THIS MORTGAGE is made this 30th day of May 1978 by and between C. Mark Ashworth and Irene K. Ashworth Chandler (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Thirteen Thousand Five Hundred and No/100 (\$13,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated 30 May 1978 (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 May 1998

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 certain piece, parcel, or lot of land, with all improvements thereon, situate, lying, and being in the State of South Carolina, County of Greenville, on the northern side of Oregon Street, near the City of Greenville, being shown as Lot No. 5, Block D, on plat of Kanatenah, as revised, recorded in the RMC Office for Greenville County, S. C., in Plat Book "F", at Page 131, and having, according to said plat, the following metes and bounds, to wit:

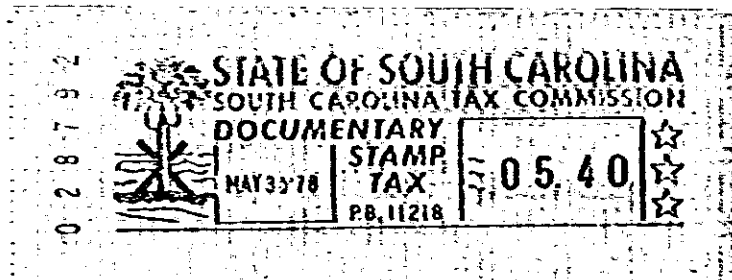
BEGINNING at an iron pin on the northern side of Oregon Street, at the joint front corner of Lots Nos. 4 and 5, and running thence along the northern side of Oregon Street, N. 63-35 E. 60 feet to an iron pin on line of Lot No. 6; thence along the line of Lot No. 6, N. 26-30 W. 165 feet to an iron pin rear corner of Lot No. 13; thence with the rear line of Lot No. 13, S. 63-35 W. 60 feet to an iron pin, corner of Lot No. 4; thence with the line of Lot No. 4, S. 26-30 E. 165 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of William S. Ivester and Nannie S. Ivester, dated 30 May 1978, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 10148, Greenville, South Carolina 29603.

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which has the address of 111 Oregon Street, Greenville, South Carolina 29605 (Street) (City) (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 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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