

DONNIE S. TANKERSLEY  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 31 day of May, 1979, between the Mortgagor, Richard J. Ashmore and Susan R. Ashmore, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

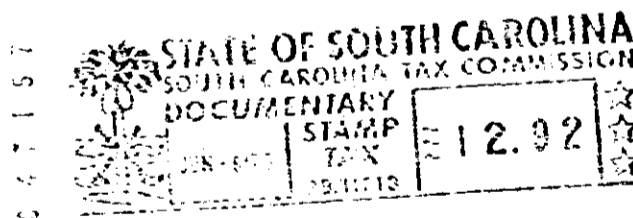
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand Two Hundred Forty-Two and 62/100 Dollars, which indebtedness is evidenced by Borrower's notedated May 31, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1 .....2006.....;

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, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as a portion of Lot 30 on a Plat of Burgiss Hills, recorded in the R.M.C. Office for Greenville County in Plat Book Y, at Pages 96 and 97, and having, according to said Plat, the following metes and bounds:

Beginning at an iron pin on Crescent Circle, at the joint front corner of Lots 30 and 31 and running thence along the common line of said Lots, N 58-16 E, 178.7 feet to an iron pin; thence along the rear line of Lot 30, N 07-30 E, 105.8 feet to an iron pin; N. 40-24 W. 171.3 feet to old iron pin; thence N 87-49 E, 100.8 feet to an iron pin at the joint rear corner of Lots 29 and 30; thence along the common line of said Lots, S 00-11 E, 272.2 feet to the joint front corner of Lots 29 and 30; thence along Crescent Circle, S 28-05 E, 73.0 feet to the point of beginning.

This being a portion of the same property conveyed to the Mortgagors herein by deed from Charles W. Tuten and Evelyn D. Tuten, dated May 31, 1979, recorded at the R.M.C. Office for Greenville County in Deed Book 1104 at Page 205.



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which has the address of 222 Laurel Rd. Greer, S.C. 29651,  
(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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