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MERSLEY

MORTGAGE

THIS MORTGAGE is made this seventh day of August, 1980, between the Mortgagor, William F. Ashe and Earline N. Ashe (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 Thirty-seven Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 7, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2010.

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, together with improvements thereon, near the City of Greenville, in Greenville County, South Carolina, being known and designated as Lot 246 on plat of Botany Woods, Sector V, recorded in the RMC Office for Greenville County, South Carolina in Plat Book YY, Pages 6 and 7, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rollinggreen Road at the joint front corner of Lots 245 and 246, and running thence with the joint line of said lots N 3-00 E 203 feet to an iron pin; thence S 88-59 E 98 feet to an iron pin on the western side of Howell Road; thence with Howell Road S 1-01 W 180.8 feet to a point; thence with the curve of the intersection of Howell Road and Rollinggreen Road, the chord of which is S 46-49 W 34.8 feet to a point on the northern side of Rollinggreen Road; thence with said road N 87-23 W 80 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Clarence and Martha Gay Van Der Veen as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1069, Page 469, on December 1, 1977.

which has the address of 125 Rollinggreen Road Greenville, South Carolina (herein "Property Address");
[Street] [City]
[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.

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