

MAR 31 2 30 PM '83

DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 25th day of March, 1983, between the Mortgagor, Mary Jane M. Ashmore, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Forty Thousand and 00/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2008;

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 tract of land located on the western side of Gibbs Shoals Road in Chick Springs Township, County of Greenville, and shown on a plat entitled "Property of Richard A. Ashmore and A. William Stewart" dated December 31, 1979, by Kermit T. Gould, Reg. L.S., designated as Lot 2, consisting of 5.41 acres, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a new iron pin, which new iron pin is situated S. 63-19 W., 443.57 feet from a nail and cap in the approximate center of Gibbs Shoals Road, said new iron pin being the joint rear corner of Lots 1 and 2 and running thence S. 39-06-30 E., 306.09 feet to a new iron pin; thence S. 44-33-00 W., 211.11 feet to a new iron pin; thence S. 74-13-20 W., 355.69 feet to a new iron pin; thence S. 63-44-30 W., 229.23 feet to a new iron pin; thence along the joint line of Lots 2 and 3, N. 19-15-30 W., 300.33 feet to a new iron pin; thence N. 63-19 E., 673.67 feet to the point of beginning.

The mortgagor, together with all of the owners, has granted unto the mortgagee a permanent right of ingress and egress to the above property from Gibb Shoals Road by separate document.

This is the same property conveyed to the Mortgagor herein by deed of Richard A. Ashmore dated March 5, 1982, and recorded in the R.M.C. Office for Greenville County in Deed Book 1165, page 71, on April 7, 1982.

Mortgagee's Address:

P. O. Box 408
Greenville, S. C. 29602
which has the address of Route 10, 106 Four Meadows Lane, Greer, South Carolina 29652,
(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 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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