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GREENVILLE
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99-1519-594

MORTGAGE

THIS MORTGAGE is made this 3rd day of August 19 83, between the Mortgagor, J. RICHARD ASPLAND and FRIEDA R. ASPLAND (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 therein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED TWENTY THOUSAND SEVEN HUNDRED FIFTY & NO/100 dollars, which indebtedness is evidenced by Borrower's note dated August 3, 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 September 1, 2013.....

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 therein "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 lot of land, situate, lying and being on the northwestern side of North Church Street (formerly Elford Street) in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lots Nos. 15, 3 and a portion of Lot No. 2 as shown on plat entitled "Property of J. Ed Hart" by R. E. Dalton, dated February, 1925, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F at Page 284, and being further shown on a more recent plat by Freeland & Associates, dated August 2, 1983, entitled "Property of J. Richard Aspland and Frieda R. Aspland", recorded in Greenville County Plat Book 47 at Page 35, and having according to said more recent plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southern edge of Harcourt at the joint front corner with Lot 4, and running thence with the joint line with Lot 4, S. 5-20 E. 189.32 feet to a new iron pin on the northern edge of Elford Street; thence with the northern edge of Elford Street, S. 43-43 W. 145.48 feet to an old iron pin at property now or formerly owned by "Cunningham"; thence with said Cunningham line, N. 44-41 W. 190.49 feet to an old iron pin; thence turning and running N. 29-56 E. 248.60 feet to an old iron pin on the southern edge of Harcourt; thence with the southern edge of Harcourt, the chord of which is as follows: S. 29-43 E. 39.99 feet to an old iron pin and S. 72-53 E. 76.43 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Diane B. Waltman, dated August 3, 1983 and recorded herewith.

which has the address of 26 Harcourt, G

(herein "Property Address").

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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