

FILED
OFFICE OF THE RECORDER OF DEEDS
JAN 12 1984
SOUTH CAROLINA
R.M.C.

VOL 1542 PAGE 633

MORTGAGE

THIS MORTGAGE is made this 28th day of December,
1983, between the Mortgagor, Peter J. Ashy,
(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").

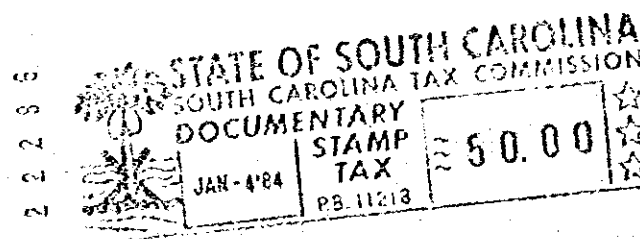
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty-Five
Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's
note dated December 28, 1983, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1,
2014;

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 lot of land situate, lying and being in the State
of South Carolina, County of Greenville, containing 5.85 acres, more or less,
situate on the northern side of the Pelham Road and the southern side of
Butler Springs Road, in Butler Township, and shown on a plat thereof en-
titled "Property of Peter J. Ashy", which plat was prepared on December 28,
1983, by Carolina Surveying Company and is recorded in the RMC Office for
Greenville County in Plat Book 10E, Page 53, reference to which plat is
hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Mortgagor herein by Deed of
Sandra G. Ashy, dated November 2, 1983 and recorded November 9, 1983, in
the RMC Office for Greenville County in Deed Book 1200-185.

Mortgagee's address: 301 College Street, Greenville, S. C. 29601



which has the address of 325 Pelham Road Greenville,
(Street) (City)
S. C. 29615 (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.

SOUTH CAROLINA — 1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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