



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF... Greenville.....

To All Whom These Presents May Concern:

I, Robert T. Ashmore, of Greenville County..... SEND GREETING:

WHEREAS, I, the said Robert T. Ashmore.....

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full

and just sum of Two Thousand Five Hundred and No/100 (\$2,500.00) five (5%)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of.....

Twenty-Five and No/100 (\$25.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said Robert T. Ashmore.....

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me, the said.....

Robert T. Ashmore in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Paris Mountain Township, School District 10-A, now No. 295, containing 5.85 acres, more or less, and being composed of a portion of the J. Boyce Hughes property and a portion of the W. H. Austin property, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the line of property now or formerly belonging to W. H. Austin at the corner of property of Pauline W. Foster, and running thence along the line of her property, S. 54-45 E. 258 feet to an iron pin; thence N. 50 E. 102 feet to an iron pin; thence N. 32-15 E. 372 feet to an iron pin; thence N. 59 W. 180 feet to an iron pin in the old line of the Austin property; thence N. 25-00 E. 245 feet to an iron pin; thence S. 85-00 W. 508 feet to an iron pin; thence S. 9-05 E. 514 feet to an iron pin at the beginning corner.

"Subject, however, to the right of the owners of other portions of the Boyce Hughes property to enter upon the two acre tract hereinabove described and use the water from the spring located thereon.

"The above described property is composed of two tracts of land conveyed to me as follows: 2 acres by T. G. Linthicum on April 8, 1942 and recorded in the R.M.C. office for Greenville County in Vol. 244, at page 92, and (2) 3.85 acres by Pauline W. Foster by deed dated March 1, 1945 and recorded in the R.M.C. office for Greenville