

APR 19 8 49 AM 1969

BOOK 1090 PAGE 159

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURTH

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Dennis E. Mullikin

(hereinafter referred to as Mortgagor) is well and truly indebted unto --V. L. Ashmore and Margaret H. Ashmore

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of --Three Thousand and No/100 -----

Dollars (\$3,000.00) due and payable

\$500.00 on principal one year after date and the balance in full on or before two (2) years after date, with the privilege to anticipate payment of part or all at any time,

with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 4 on a plat of Country Club Estates recorded in the RMC Office for Greenville County in Plat Book "G", at page 190, and having according to said plat the following metes and bounds, to-wit:

Beginning at a stake on the north side of Douglas Drive, corner of Lot 5, and running thence with the line of said Lot, N. 23-50 W. 150 feet to a stake; thence S. 66-38 W. 50 feet to a stake, corner Lot 1; thence with the line of Lots 1, 2 and 3, S. 23-30 E. 150 feet to a stake in Douglas Drive; thence with the north side of said Drive, N. 66-38 E. 50 feet, to the beginning corner.

ALSO:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as the rear portion of Lots 1, 2 and 3 on a plat of Country Club Estates recorded in the RMC Office for Greenville County in Plat Book "G", pages 190-191, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Douglas Drive, corner of Lots 3 and 4, and running thence along the northwest side of said Drive, S. 66-38 W. 73 feet to an iron pin; thence N. 29-13 W., running parallel with and at all points being 100 feet east from the east side of Augusta Road, 107 feet to an iron pin in line of property of Elizabeth F. Wherry, et al; thence N. 66-38 E. 79 feet, more or less, to a point in the rear line of Lot 1; thence along the line of Lot 4, S. 23-30 E. 107 feet to a point on the northwest side of Douglas Drive, the point of beginning. Subject to easement for ingress and egress over 10 feet wide strip extending in a northwesterly direction from Douglas Drive along the northeast side of property herein conveyed by deed of Elizabeth F. Wherry, et al to Nancy M. Sitton recorded in Deed Book 490, at page 415.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid and satisfied this 27th day of May 1970.

*V. L. Ashmore
Margaret H. Ashmore
Witness Paul J. Sartin
S. Maurice Ashmore*

SATISFIED AND CANCELLED OF RECORD

28 DAY OF *May*, 19*70*
Ellie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *11:34* O'CLOCK *A.* M. NO. *20140*