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REC MORTGAGE C.S.C.

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE } PH '81 H.C. WERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, RONALD L. ASHTON AND JANE L. ASHTON, Greenville, South Carolina

of hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

First Federal Savings and Loan Association of Greenville, South Carolina, a corporation organized and existing under the laws of The United States hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty-two thousand Six-hundred and no/100ths Dollars (\$ 22,600.00)

with interest from date at the rate of fourteen and one-half per centum (14.5 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association Greenville, S. C., 301 College Street, P. O. in Drawer 408, Greenville, S. C. 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of Two-hundred Seventy-Six and 85/100ths Dollars (\$ 276.85) commencing on the first day of July 1, 19 81, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of June, 2011.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on Blue Ridge Drive near King Street, in the Sans Souci Section of Greenville County, about two miles North of the City of Greenville, said lot being known and designated as lot 16 Perry Estates on plat of the property recorded in the RMC Office for Greenville County in Plat Book K at page 303 and having metes and bounds according to a more recent survey prepared by Carolina Surveying Co., R.L.S. dated May 8th, 1981, and recorded herewith and reference being made hereto for a complete description of the property. Recorded in Plat Book 8-0 at page 59.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA DOCUMENTARY STAMP \$ 00 94

This being the identical property conveyed to the mortgagors herein by deed of Robert P. Langford and Doris N. Langford of even date and recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever. The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows: 1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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