

# MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 27,000.00

THIS MORTGAGE is made this 13th day of September 1984 between the Mortgagor, Charles H. Ashmore and Anne H. Ashmore (herein "Borrower"), and the Mortgagee,

AMERICAN FEDERAL BANK, FSB a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1994

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 Butler Township, Greenville County, South Carolina, containing 5.15 acres and according to plat made by Terry T. Dill, June 29, 1964, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of a 25 foot road, which iron pin is 954 feet northeast of the center line of the Burns-Julian Road and running thence with said road N. 15-30 E. 500 feet to iron pin at corner of property this day conveyed by grantors to Harling; thence with the line of said property S. 74-30 E. 486.5 feet to iron pin; thence S. 0-10 E. 164.2 feet to iron pin; thence S. 72-45 W. 121 feet to iron pin; thence S. 43 W 414 feet to iron pin; thence N. 54 W. 256.8 feet to the point of beginning and being a portion of the property conveyed to grantors by deed recorded in Deed Book 642 at Page 495.

This is that same property conveyed by deed of Joseph J. Nannarello and Ann G. Nannarello to Charles H. Ashmore and Anne H. Ashmore dated July 1, 1964 and recorded July 1, 1964 in Deed Volume 752 at Page 169 in the RMC Office for Greenville County, South Carolina.

which has the address of 122 Ashmore Road Greer SC 29651 (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 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.

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