

GREENVILLE CO. S. C.

SEP 9 12 58 PM '76

STATE OF SOUTH CAROLINA
COUNTY OF

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PHILIP A. BETSCH and DIANNA T. BETSCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARY COCHRAN ASHMORE,
410 S. Main St., Simpsonville, SC 29681

(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 TWENTY-FIVE THOUSAND NINE HUNDRED TWENTY & NO/100

----- Dollars (\$ 25,920.00-) due and payable
with principal to be paid in annual installments of \$1,500.00 with the
first payment due one year from the date of this instrument and on
successive anniversaries of said date with the balance outstanding to be
paid in full on the fifth anniversary of the date of this instrument
with interest thereon from date at the rate of eight per centum per annum, to be paid:

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, City of Greenville, being known and designated on plat of Property of Mary C. Ashmore dated August 9, 1976, prepared by J. L. Montgomery, III, RLS, and having, according to said plat the following metes and bounds, to-wit: BEGINNING at an old iron pin at the northeasterly corner of the intersection of Parkins Mill Road and Cavalier Drive and running thence with the southeasterly edge of Cavalier Drive N 58-12 E 567.8' to an old iron pin; thence S 79-19 E 390.4' to an old iron pin; thence S 8-55 W 268.6' to a point which point is located S 64-39 E 14.4' from an old iron pin; thence N 64-39 W 466.27' to an old iron pin; thence S 11-07 W 354.65' to a nailat Conestee Road passing over an old iron pin 16' back on line; thence in and with Conestee Road N 66-53 W 42.4' to an old iron pin on the northeasterly edge of Parkins Mill Road; thence with the northeasterly edge of Parkins Mill Road N 54-06 W 100.04' to an old iron pin; thence continuing with the edge of Road N 58-40 W 100.0' to an old iron pin; thence continuing with the edge of Road N 64-03 W 100.0' to an old iron pin; thence N 66-29 W 42.31' to the beginning corner. Containing according to said plat 3.99 acres more or less.

Being a portion of the same property deeded to the mortgagors herein by deed of Mary Cochran Ashmore dated August 25, 1976. Said property was conveyed to Mrs. Ashmore by deed of John Shell Ashmore dated April 19, 1976, and recorded in Deed Volume 1035 at page 130.



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 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.

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