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BOOK 1094 PAGE 191

CLERK OF COURTS

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James H. Ashby, Jr. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Thousand, Two Hundred Fifty and No/100-----**

DOLLARS (\$ 20, 250.00), with interest thereon from date at the rate of **six and three-fourths** per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, **20 years from date.**

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 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 known and designated as Lot 45 of a subdivision known as Wade Hampton Terrace according to plat thereof prepared by Dalton & Neves, March 1955 and recorded in the R. M. C. Office for Greenville County in Plat Book KK at Page 15 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Lisa Drive, joint front corner of Lots 44 and 45 and running thence with the joint line of said lots, N. 35-16 E. 143.4 feet to an iron pin, joint rear corner of Lots 44 and 45; thence with the rear line of Lot 45, S. 56-22 E. 105.04 feet to an iron pin at the joint rear corner of Lots 45 and 46; thence with the joint line of said lots, S. 35-16 W. 146.4 feet to an iron pin on the northern side of Lisa Drive, joint front corner of Lots 45 and 46; thence with the northern side of Lisa Drive, N. 54-44 W. 105 feet to the point of beginning; being the same conveyed to me by Richard S. Howard by deed of even date to be recorded herewith.

13th Jan. 1977
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