



State of South Carolina)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

John P. Ashmore, III

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Twenty Thousand & 00/100----- (\$ 20,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Two Hundred

Fifty Three & 36/100----- (\$ 253.36) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 10 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose,

NOW KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced to the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing 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:

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

ALL those certain pieces, parcels or lots of land situate, lying and being on the eastern side of Lakewood Drive and extending eastward to Plant Drive Extension, being shown and designated as Lots Nos. 14, 13, 6 and 7 on a plat prepared by Carolina Engineering Company dated 1971, and being a portion of property known and designated as 4.48 acres on plat of property of John P. Ashmore, Jr., recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6E, at Page 11, and having, according to the first referenced-unrecorded plat by Carolina Engineering Company, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Lakewood Drive at the joint front corner of Lots 12 and 13, which iron pin is located approximately 196 feet from the intersection of Lakewood Drive and Rose Circle, and thence running with the joint line of Lots 12 and 13 N. 89-25 E. 229.7 feet to an iron pin in the rear line of Lot No. 8; thence S. 12-10 W. approximately 10 feet to an iron pin in the rear line of Lot No. 13; thence along the joint line of Lots 7 and 8 N. 84-45 W. 236.6 feet to an iron pin on the western side of Plant Drive Extension; thence along Plant Drive Extension S. 18-47 W. 180 feet to an iron pin at the joint front corner of Lots 5 and 6; thence N. 84-45 W. 217.6 feet to an iron pin at the joint rear corner of Lots 6 and 14; thence continuing along the joint line of Lots 14 and 15 N. 86-40 W. 185.7 feet to an iron pin on the eastern side of Lakewood Drive; thence along Lakewood Drive N. 0-49 W. 180 feet to the point of beginning.

This is a portion of the property conveyed from John P. Ashmore, Jr. to John P. Ashmore, III by Deed dated June 6, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1058 at Page 124.

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