

FILED
GREENVILLE CO. S. C.

VOL 1408 PAGE 000

JAN 1 2 30 PM '79

MORTGAGE

JOHNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 1st day of June, 1979, between the Mortgagor, RONALD L. ASHTON and (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Two Thousand Six Hundred and No/100 (\$62,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2009;

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 tract of land in the County of Greenville, State of South Carolina, in Bates Township, near Travelers Rest, S. C., known as Lot Nos. 1 and 2, Section II of Montevideo as shown in Plat Book MM at Page 125 and a small triangular portion of Lot No. 9 on plat of Montevideo, recorded in Plat Book FF, page 439, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Echo Lane at the corner of Lot No. 3 and running thence N. 23-39 W. 203 feet to an iron pin at the corner of Lot No. 9; thence approximately S. 85-E. 158 feet, more or less, to an iron pin on the western side of West Scenic Drive; thence along said Drive in a southerly direction 16 feet to the joint front corner of Lots 2 and 9; thence S. 39-25 E. 151.5 feet to an iron pin; thence following the curved intersection of West Scenic Drive and Echo Lane, southwesterly, 44.3 feet to an iron pin; thence S. 85-05 W. 155 feet to the point of beginning.

ALSO, all that certain piece, parcel or lot of land with the improvements thereon lying and being on the westerly side of West Scenic Drive near the town of Travelers Rest, S. C., and being the major portion of Lot 9 as shown on plat titled "Montevideo" as recorded in the RMC Office for Greenville County, S. C., in Plat Book KK, Page 102, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the westerly side of West Scenic Drive the joint front corner of Lots 8 and 9 and running thence along the common line of said Lots N. 86-00 W. 255 feet to an iron pin; thence S. 19-15 W. 100 feet to an iron pin, corner of property of mortgagors; thence along property of mortgagors and being the southerly boundary of Lot 9, S. 85-30 E. 155 feet to an iron pin; thence a new line of West Scenic Drive; thence along the westerly side of said drive, 106.2 feet to an iron pin, the point of beginning. This being the same property conveyed to the mortgagors by deed of Gary Melvin Hipps and Opel S. Hipps, dated May 29, 1979 and recorded June 1, 1979 in Deed Book 1103, Page 830, RMC Office, which has the address of Rt. 5, W. Scenic Dr. Greenville

South Carolina (herein "Property Address");
(State and Zip Code)

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 seized 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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