

FILED
GREENVILLE CO. S. C.

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MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 31st day of October, 1980, between the Mortgagor, John Aspray (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2000.

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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina being shown and designated as Lots Nos. 155 and 156 of Wonderland Range, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book BB at Page 29 and having, according to a more recent plat entitled "Property of John Aspray" prepared by Freeland & Associates dated October 23, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Lake Drive, joint front corner of Lots Nos. 154 and 155 and running thence with the line of Lot No. 154 S. 78-08 W. 245.9 feet; thence N. 15-49 W. 146 feet to an iron pin at the joint rear corner of Lots Nos. 156 and 157; thence with the line of Lot No. 157 N. 79-21 E. 205.6 feet to an iron pin on the western edge of Lake Drive; thence with the western edge of Lake Drive S. 31-29 E. 149.9 feet to the point of beginning.

Lot No. 156 was conveyed to John Aspray and Grace M. Aspray by deed of Frank M. Kotnik and Gertude S. Kotnik dated June 26, 1975, recorded in the R.M.C. Office for Greenville County in Deed Book 1020 at Page 902; the said Grace M. Aspray conveyed her one-half interest in said property to John Aspray by deed dated May 1, 1980, recorded in the R.M.C. Office for Greenville County in Deed Book 1125 at Page 161. Lot No. 155 was conveyed to the mortgagor herein by deed of Marion W. Fore, Jr., individually and as Administrator and Caroline E. Fore dated June 4, 1975, recorded in said R.M.C. Office in Deed Book 1020 at Page 103.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
TAX \$ 68.00

which has the address of Lake Drive, Marietta,
(Street) (City)
S. C. (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 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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