

Nov 27 4 23 PM '81

MORTGAGE

DONNIE BANKERSLEY
R.M.C

THIS MORTGAGE is made this 20th day of November 1981, between the Mortgagor, Sandra G. Ashy (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven thousand, seven hundred, and twenty-three and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 20, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 19, 1982

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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the western side of Broadus Avenue in Greenville Township, City of Greenville, Greenville County, State of South Carolina, being a part of what is known as Lot 7 in Block 1 of Boyce Addition, as shown on a plat thereof made by W. T. Slaughter, Surveyor recorded in the RMC Office for Greenville County, South Carolina in Deed Book ZZ at Page 934 and having the following metes and bounds, to wit:

Beginning at an iron pin, corner of Lot 6, now or formerly owned by William Goldsmith, on the west side of Broadus Avenue and running thence S. 76 W. 217 feet to an iron pin in the line of land of Christ Episcopal Church; thence with the line of land belonging to the Church, S. 19-15 E. 95 feet to an iron pin; thence N. 83-40 E. 36 feet, 6 inches with line now or formerly of J. Adger Smyth, Jr. to an iron pin; thence continuing with line of J. Adger Smyth, Jr., N. 76 E. 175 feet to an iron pin on Broadus Avenue; thence with Broadus Avenue N. 15-15 W. 100 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Peter J. Ashy dated May 18, 1981 and recorded in the RMC Office of Greenville County in Book 1148 at Page 722.

which has the address of 107 Broadus Avenue, Greenville, South Carolina (Street) (City) (State and Zip Code) (herein "Property Address");

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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