TO A P (C DANIEL (VENUE, GREEN VILLE, S.C. 2931)

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

OR TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FAY D. ASHMORE RIMIC RIMIC

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN P. ASHMORE, III,

pursuant to the terms set forth in note of even date.

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 purposes:

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 certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, State of South Carolina, and being known and designated as Lots Nos. 13 and 14 according to a survey of the Property of John P. Ashmore, Jr., recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-E at Page 11, and having 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 Nos. 12 and 13 and running thence N. 89-25 E. 229.7 feet to an iron pin; thence S. 12-10 W. 197 feet to an iron pin at the joint rear corner of Lots Nos. 14 and 15; thence N. 86-40 W. 185.7 feet to an iron pin on Lakewood Drive; thence with said Drive N. 0-49 W. 180 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagor by Mortgagee of even date to be recorded herewith.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right O and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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