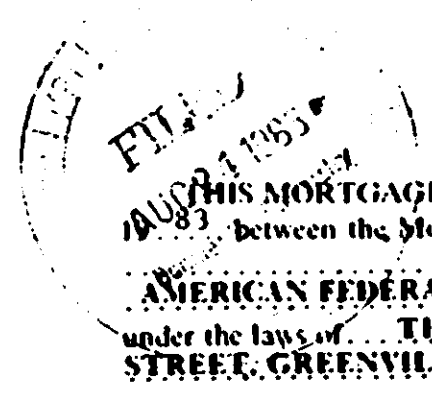


1822-541

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 28,390.00



THIS MORTGAGE is made this 4th day of August between the Mortgagor, Lawrence C. Ashmore (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Eight Thousand-Nine Hundred Thirty Nine and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 4, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 8-15-93.

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 situate at the eastern intersection of Augusta Place and Augusta Road, being known and designated as a part of Lot No. 3 of the Augusta Road property of D. W. Cochrane and E. C. Cass according to a plat made by R. E. Dalton, Engineer, September, 1924, together with a triangular strip adjoining said lot, and together having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of the northeasterly side of Augusta Road with the southerly side of Augusta Place and running thence along the southerly side of Augusta Place, N 58-30 E, 238.3 feet to an iron pin in the line of property now or formerly of Christopher; thence turning and running along the line of Christopher property, S 31-30 E, 81.9 feet to an iron pin; thence turning and running S 59-0 W, 111.3 feet to a point; thence turning and running in a southwesterly direction S 7.4 feet to an iron pin on the northeasterly side of Augusta Road; thence turning and running N 55-33W, 100 feet to the point of beginning.

This is that same property conveyed by deed of John P. Ashmore, Jr. and Robert Louis Ashmore (their undivided two-thirds interest) to Lawrence C. Ashmore dated November 15th, 1971 and recorded November 15, 1971 in deed volume 929 at page 595 in the RMC office for Greenville County, SC.

This is also that same property conveyed by deed of Sue C. Ashmore (an undivided one-third interest each) to John P. Ashmore, Jr., Robert Louis Ashmore and Lawrence C. Ashmore dated April 26, 1971 and recorded April 29, 1971 in Deed Volume 913 at Page 294 in the RMC Office for Greenville County, SC.

which has the address of 2593 Augusta Street Greenville SC 29605 (State and Zip Code) (Street) (City) (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 for the feehold estate, if this Mortgage is on a leasehold, are herein referred to as the "Property".

Borrower covenants that Borrower is fully seized of the estate therein conveyed and has the right to mortgage, grant and convey the Property, that the Property is not encumbered and that Borrower will warrant and defend against all claims to the Property, and that Borrower will execute and deliver to Lender such instruments as may be required to carry out the purposes of this Mortgage.

0541

REC-11