



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 26,475.78

THIS MORTGAGE is made this twenty first day of May 19 84, between the Mortgagor, James J. and Patricia S. Ashe (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB 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 fifty thousand, five hundred ninety nine and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 1984 (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 5, 1994

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 peice, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, sutuate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Cochran Drive, and being shown as all of Lot 8, on plat of property of Tom W. Tucker, et al., made by C.C. Jones & Associates, Engrs., dated October 12, 1955, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book NN at page 33, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Cochran Drive, joint front corner of Lots 8 and 9, and running thence along the common line of said lots, N.24-30 W. 257.4 feet to an iron pin; thence along rear lines of Lots 4,5, and 6 S. 20-20- W. 300 feet to an iron pin; thence with the S. 45-00 E. 69.3 feet to an iron pin on Cochran Drive; thence with the northern side of said Drive, N. 59-15 E. 188.7 feet to the point of beginning.

DERIVATION: This is the same property conveyed to Grantor by deed of Vickie Raines recorded on September 20, 1982 in Deed Book 1174 at page 265 in the RMC Office for Greenville County.

RESTRICTIONS: This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances, and restrictions or protective covenants that may appear of record or on the premises.

This is the same property conveyed by Deed of Commercial Credit Corporation unto James J. and Patricia S. Ashe, dated January 27, 1983 recorded February 1, 1983, in the RMC Office for Greenville County, South Carolina, volume 1181 page 746.

which has the address of 2115 Anderson Road Greenville SC 29611 (herein "Property Address"); (Street) (City) (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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RECORDS

2115-8231