

STATE OF SOUTH CAROLINA

JAN 28 2 21 PM '70

BOOK 1147 PAGE 155

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Rufus E. Ashmore,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Abney Mills, Greenville Federal Credit Union, a corporation,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Thousand Eighty-Two Dollars and Fifty (\$1,082.50) Cents, - - - - - Dollars (\$ - - - - -) due and payable in thirty monthly installments of Thirty-Six Dollars and Eight (\$36.08) Cents each, toward principal, plus interest at the rate of seven (7%) per cent per annum, to be computed and paid monthly, said payments to commence February 15th, 1969, and on the 15th day of each month thereafter until paid in full, with interest thereon from maturity, ~~at the rate of seven per centum per annum, to be paid:~~ monthly.

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 hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being a part of that property shown on plat entitled "Plat of Estate of Nancy Cureton", dated July 1962, by Dalton and Neves, with revisions dated June, 1968, and recorded in the R.M.C. Office for Greenville County in Plat Book TTT, at page 19, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin located 200 feet from the northeast intersection of New Dunham Bridge Road and Hollywood Drive N. 37-06 E. 110 feet to an iron pin; thence S. 32-30 E. 219 feet to an iron pin; thence S. 37-06 W. 110 feet to an iron pin; thence N. 32-30 W. 219 feet to the beginning corner located on New Dunham Bridge Road.

This is the same property conveyed to Rufus E. Ashmore, by deed from Anna T. Looper, dated February 10th, 1969, and recorded simultaneously herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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; if being the intention of the parties hereto that all such 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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.