

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OFFICE OF THE CLERK OF COURT

OFFICE OF REAL ESTATE

1235 MAR 161

WHEREAS CHARLES E. ASHE

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK AND TRUST COMPANY

(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 Three Thousand Seven Hundred Sixty-eight and 84/100 Dollars (\$3,768.84) due and payable

\$104.69 on the first day of July, 1972 and \$104.69 on the first day of each month thereafter until paid in full, except that the entire balance, if not earlier paid, shall be due on the 1st day of June, 1975.

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

All that lot of land, situate in Greenville County, South Carolina, shown as Lot 110 upon a plat entitled Oak Crest, Section II, recorded in the R.M.C. Office for Greenville County in Plat Book GG, at Pages 130 and 131 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Garren Drive, joint front corner of Lots 109 and 110, thence running along the joint line of said lots S. 77-04 W. 206.1 feet; thence along the back line, N. 64-42 W. 29.2 feet and N. 36-27 E. 82 feet to the rear of Lot 111; thence along the line of Lot 111; N. 78-25 E. 170.6 feet to Garren Drive; thence along said Drive, S. 11-23 E. 20.4 feet and S. 12-56 E. 49.6 feet to the beginning point.

This is the same property conveyed to the undersigned by deed recorded in book 600 at page 533.

This is a second mortgage junior in priority to the lien of that mortgage in favor of First Federal Savings & Loan Association dated June 26, 1958, recorded in Mortgage Book 751, at page 13.

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 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.