

MORTGAGE

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

71 3 00 PM

1968

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

Mack A. Ashmore (herein "Borrower") and theMortgagee First Piedmont Bank & Trust Co.,

Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of One Hundred Ten Thousand and No/100 Dollars (\$ 110,000.00) as evidenced by the Borrower's promissory Note of even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable

and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future advances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage shall be security for all obligations of the Borrower to Lender in the total principal amount of One Hundred Ten Thousand and No/100 Dollars (\$ 110,000.00)

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in consideration of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid Note, with interest thereon; (b) 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 (c) all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatsoever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c) (all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attorney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforcement of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender, its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, on the South side of Super Highway #29, about one-half mile west of Chick Springs, and being a part of the tract of land known as Taylors Mill Tract, later known as the Southeastern Life Insurance Company, and according to a recent survey made by H. S. Brockman, Surveyor, August, 1951, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of the right-of-way of said Super Highway, corner of property of Ashmore Bros., Inc., and running thence with the line of said property S 36-40 E, 290 feet to an iron pin, corner of property now or formerly of J. S. Brown; thence with the line of said property N 55-18 E, 150 feet to an iron pin; thence continuing with the line of said property N 36-40 W, 290 feet to an iron pin on the South side of the right-of-way of the Super Highway; thence with the South side of said right-of-way S 55-18 W, 150 feet to the beginning corner.

ALSO:

ALL that piece, parcel or tract of land situate, lying and being in Chick Springs Township, Greenville County, South Carolina, about one-half mile West of Chick Springs on the South side of U. S. Super Highway, containing eleven (11) acres, more or less, and having according to a recent survey made by J. Mac Richardson, January, 1951, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of the right-of-way of the said Super Highway, said pin being one of the highway right-of-way pins, corner of property of S. T. Bright; thence with the southeast side of said

(continued on back)

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