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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William F. Ashe and Earline N. Ashe

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clarence Van Der Veen and Martha Gay Van Der Veen

(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 Thirty-seven Thousand, Eight Hundred Ninety-one and 27/100

Dollars (\$ 37, 891. 27) due and payable

with interest thereon from December 1, 1977 at the rate of zero per centum per annum, to be paid on January 2, 1978.

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 known and designated as Lot 246 on plat of Botany Woods, Sector V, recorded in the RMC Office for Greenville County in Plat Book YY, Pages 6 and 7, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rolling Green Road at the joint front corner of Lots 245 and 246, and running thence with the joint line of said lots N. 3-00 E. 203 feet to an iron pin; thence S. 88-59 E. 98 feet to an iron pin on the western side of Howell Road; thence with Howell Road S. 1-01 W. 180.8 feet to a point; thence with the curve of the intersection of Howell Road and Rolling Green Road, the chord of which is S 46-49 W. 34. feet to a point on the northern side of Rolling Green Road; thence with said road N. 87-23 W. 80 feet to the point of beginning.

DERIVATION: This being the same property conveyed to mortgagor by deed of Clarence Van Der Veen and Martha Gay Van Der Veen as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1069, Page 469, on December 1, 1977.

This mortgage is secondary and junior in lien to a mortgage given to Security Federal Savings and Loan Association (now South Carolina Federal Savings and Loan Association) as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1089, Page 437 on April 15, 1968.

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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 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.

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