

AUG 5 10 40 AM '70

BOOK 1162 PAGE 431

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, R. C. Ayers

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

The Peoples National Bank of Greenville, South Carolina,

(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 Ten Thousand and 00/100 - - - - - Dollars (\$ 10,000.00) due and payable

Six (6) months from date,

with interest thereon from date at the rate of eight per centum per annum, to be paid: quarterly

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, known and designated as Lot 3 on a Plat of property of Sam Townes Holland, recorded in Plat Book MM, Page 192, R.M.C. Office for Greenville County, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Highway 14, at the front corner of lots 2 and 3 and running thence N. 4-10 E., 164.2 ft. to an iron pin; thence N. 0-06 W., 101.5 ft. to an iron pin at the corner of lot 4; thence with the line of lots 4 and 5, S. 39-48 E., 55 ft. to a pin on the bank of road; thence S. 39-48 E., 411.8 ft. to a pin at the joint rear corner of lots 6 and 7; thence with the line of lot 7, S. 45-17 W., 184 ft. to a pin at the rear corner of lot 2; thence with the line of lot 2, N. 39-48 W., 263 ft. to a pin on the bank of road; thence continuing in the same direction 44 ft. to the center of road.

This is the identical property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 893, Page 105.

Together with all and singular rights, members, herditaments, 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; 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.

Paid and Satisfied in Full this
the 8 day of Dec. 1970

THE PEOPLES NATIONAL BANK

Simpsonville Greenville, South Carolina

D. L. Bramlette Jr. Pres. Cashier

Authorized Signature

Witness Ann W. Hughes

Linda Keesley

SATISFIED AND CANCELLED OF RECORD

16 DAY OF Dec. 1970

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:42 O'CLOCK A. M. NO. 14090