

DONNIE S. TANKER CLEY

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. C. Ayers

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 Fifty Thousand, One Hundred and 00/100-----

DOLLARS (\$ 50,100.00), with interest thereon from date at the rate of Ten (10%) per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

November 1, 1977

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 shown and designated as 12.88 acres, more or less, on a plat entitled "Property of R. C. Ayers" prepared by C. O. Riddle, R.L.S., dated August, 1974. Also six (6) lots lying between the 12.88 acres and South Carolina Highway #14, the six (6) lots being described in accordance with plats entitled "Property of R. C. Ayers" prepared by C. O. Riddle, R.L.S., dated June, 1974. The description incorporates the six (6) lots and the 12.88 acres as one (1) tract.

BEGINNING at a point in the edge of South Carolina Highway #14, said point being the joint corner with Colonial Acres, Section 1, and running thence along the joint line of Colonial Acres, Section 1, S. 80-38 W. 435.4 feet; thence S. 72-30 W. 240 feet; thence N. 17-30 W. 200 feet; thence S. 72-30 W. 53.4 feet; thence S. 42-30 W. 50 feet; thence N. 77-30 W. 50 feet; thence N. 17-30 W. 50 feet; thence N. 42-30 E. 50 feet; thence S. 77-30 E. 50 feet; thence N. 27-30 E. 35.35 feet; thence N. 17-30 W. 47 feet; thence N. 7-28 W. 95.8 feet; thence N. 12-35 E. 95.8 feet; thence N. 22-37 E. 271.2 feet; thence N. 34-31 E. 113.4 feet; thence N. 44-31 W. 211.3 feet; thence N. 53-23 E. 185 feet; thence N. 75-38 E. 172 feet; thence N. 67-15 E. 136.6 feet; thence N. 85-09 E. 223 feet to a point in the edge of South Carolina Highway #14; thence along the edge of South Carolina Highway #14 S. 4-51 E. 1,067 feet to the point of beginning.



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