

FILED
GREENVILLE S.C.

MORTGAGE

BOOK 1533 PAGE 630

FEB 27 3 30 AM '81

THIS MORTGAGE is made this 26th day of February 1981, between the Mortgagor, R. C. Ayers (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand, Two Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 26, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2011

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of 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 (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: located at the northwesterly corner of the intersection of S. C. Highway Number 14 and Wagonwheel Drive, and being the most southerly located lot as shown on a plat entitled, "Property of R. C. Ayers", prepared by C. O. Riddle, Surveyor, dated June, 1974, recorded in Plat Book 6-W at Page 79 and having the following metes and bounds to wit:

BEGINNING at an iron pin on the westerly side of S. C. Highway 14, joint front corner of the two unnumbered lots shown on the subject plat, and running thence with the edge of Highway 14, S. 4-51 E., 110 feet to an iron pin; thence across the corner of the intersection of S. C. Highway 14 and Wagonwheel Drive, S. 40-09 W, 35.35 feet to an iron pin; thence with the edge of Wagonwheel Drive, S. 85-09 W., 198 feet to an iron pin; thence N. 4-51 W., 135 feet to an iron pin; thence N. 85-09 E., 223 feet to the point of beginning.

THIS is a portion of the property conveyed to the Mortgagor by deed of W. D. Brown, recorded on October 18, 1962 in Deed Book 709 at page 179.

which has the address of Highway 14, Lot E, Simpsonville, S.C. 29681 (Street) (City) (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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