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BOOK 1375 PAGE 04

# United Federal Savings and Loan Association

201 Trade St. 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 Twenty Seven Thousand and 00/100

DOLLARS (\$ 27,000.00 ), with interest thereon from date at the rate of 8 3/4 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.

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 Lot No. 2, on a Plat of Colonial Acres, Section II, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book 5-P, at Page 20, and having the following metes and bounds shown thereon, to-wit:

BEGINNING at an iron pin at joint front corner of Lots 1 and 2 on Carriage Lane, and thence with said lot N. 72-30 E., 150 feet to a point at joint front corner of Lots 2 and 3; thence turning and running with the corner line of Lots 2 and 3, S. 17-30 E., 208.6 feet to a point at joint rear corners of Lots 2 and 3; thence turning and running S. 80-38 W., 60.6 feet to a point; thence turning and running, S. 72-30 W., 90 feet to a point at joint rear corner of Lots 1 and 2; thence turning and running with the current line of lots 1 and 2, N. 17-30 W., 200 feet to the point of beginning.

The above conveyance is made subject to such easements, restrictions, zoning ordinances, or rights of way as may appear of record or on the premises.

This is the same property conveyed to the mortgagor herein by deed of W. D. Brown dated October 18, 1962, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 709, at Page 179.

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