

FILED
GREENVILLE CO. S. C.

1391 289

United Federal Savings and Loan Association

APR 10 12 29 PM '77
JOHN W. STANFORD
Fountain Inn, South Carolina
201 Trade St.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville } ss:

MORTGAGE Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:
TERRY LEE 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 Sixteen Thousand and no/100

DOLLARS (\$ 16,000.00), with interest thereon from date at the rate of 8 1/2 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.

March 1, 2002

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, containing 3.06 acres, according to a plat of Property of Terry Lee Ayers, prepared by C. O. Riddle, Surveyor, dated August 31, 1976 to be recorded herewith and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the Southerly side of Harness Trail, corner of the lot of Mt. Zion M. E. Church, and running thence along said Church lot, S. 2-43 W. 161.6 feet to a stone at the Southwest corner of said Church lot; thence along said lot, N. 83-35 E. 14.7 feet to an iron pin; thence S. 8-19 E. 125 feet to an iron pin; thence along R. C. Ayers, S. 73-40 W. 414.6 feet to an iron pin on or near the highwater elevation of a lake; thence generally along the easterly edge of said lake, N. 8-42 W. 352.4 feet to an iron pin on the southerly edge of Harness Trail; thence along the Southerly edge of the right of way of Harness Trail, N. 81-47 E. 431 feet to the point of beginning.

ALSO an incidental and appurtenant easement to the normal and reasonable use and enjoyment of the aforementioned lake for so long as such lake shall continue in existence.

THIS is the identical property conveyed to the Mortgagor by deed by R. C. Ayers to be recorded herewith.

DOCUMENTARY
STAMP
TAX \$ 06.40

4328 RV-23