

Lot 7, Wood Heights Avenue
Edwards Forest Section III

FILED
GREENVILLE CO. S.C.
DEC 14 4 52 PM '84
DONNIE S. TANKERSLEY
R.M.C.

FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION
P. O. BOX 408
GREENVILLE, SC 29602

MICHAEL H. AND DEBRA L.
AYERS

-TO-

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WILLIAMSON, PERRY, ~~Attorney~~
NATION & JOHNSTONE, ATTYS

VOL 1694 PAGE 572

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 24, 1984. The mortgagor is Michael H. Ayers and Debra L. Ayers ("Borrower"). This Security Instrument is given to First Federal Savings & Loan Association of South Carolina, which is organized and existing under the laws of The United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender"). Borrower owes Lender the principal sum of Sixty Four Thousand Eight Hundred and no/100 Dollars (\$64,800.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on January 1, 2015. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Wood Heights Avenue, near the City of Greenville, South Carolina, being known and designated as Lot No. 7 on plat entitled "Edwards Forest, Section 3", as recorded in the RMC Office for Greenville County, SC, in Plat Book BBB, Page 99, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Wood Heights Avenue, said pin being the joint front corner of Lots 7 and 8 and running thence with the common line of said Lots, N. 41-36 W., 200.0 feet to an iron pin, joint rear corner of Lots 7 and 8; thence N. 48-24 E., 100.0 feet to an iron pin, joint rear corner of Lots 6 and 7; running thence with the common line of said Lots, S. 41-36 E., 200.0 feet to an iron pin, joint front corner of Lots 6 and 7 on the northwesterly side of Wood Heights Avenue; thence with the northwesterly side of Wood Heights Avenue, S. 48-24 W., 100 feet to an iron pin, the point of beginning.

This is the identical property as conveyed to the mortgagors by deed of Antim G. and Jane V. Straus as recorded in the RMC office for Greenville County in Deed Book 228, Page 826, recorded 12-14-84.

which has the address of 104 Wood Heights Avenue, Taylors, South Carolina 29687 ("Property Address");

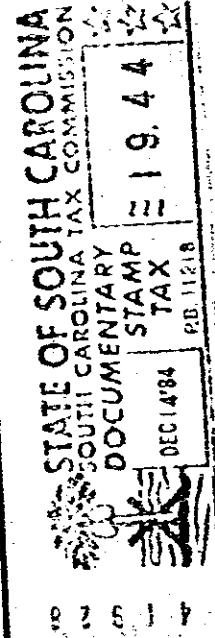
TO HAVE AND TO HOLD such property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

SOUTH CAROLINA—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT

Form 3041 12/83
44740 SAF SYSTEMS AND FORMS
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