

PLEASE MAIL MORTGAGE

Please Mail to South Carolina Federal Savings and Loan Association P. O. Box 937 Greenville, SC 29602

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THIS MORTGAGE is made this first day of June 1977 between the Mortgagor, Ronald C. Ayers and Mable B. Ayers (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

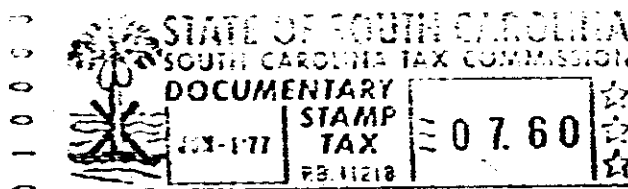
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand and no/100ths (\$19,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1977 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1977

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:

ALL that certain 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, to-wit:

BEGINNING at an iron pin in the center of S. C. Highway 14 at joint front corner of Tract 15 and 16 and running thence along said joint line N. 49-29 E. 574 feet to an iron pin at joint rear corner of the said lots; thence, N. 44-31 W. 145 feet; thence, on a straight line through Tract 15 S. 49-29 W. 557.2 feet to an iron pin in the center of S. C. Highway 14; thence, along the center of said Highway S. 37-58 E. 145 feet to an iron pin at the point of beginning.

DERIVATION: See deed of MCC Financial Services, Inc. of Greenville to the Mortgagor herein to be recorded herewith.



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

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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