

GREENVILLE
JUL 5 8 44 AM
OLDFARMERS
R.M.C.

Documentary tax stamps of 2.12 on note.

BOOK 718 PAGE 165

SOUTH CAROLINA, Greenville County.

In consideration of advances made and which may be made by Greenville Production Credit Association, Lender, to Jack and Louise G. Ayers, Borrower (whether one or more), aggregating Five Thousand Two Hundred Fifty and 00/100 Dollars

(\$ 5250.00), (evidenced by note(s) dated July 3, 19 57, hereby expressly made a part hereof) and to secure said advances, and any additional advances (not exceeding an equivalent amount) that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, all renewals and extensions thereof, with interest until paid as provided in said note(s), and costs, including a reasonable attorney's fee of not less than ten per centum (10%) of the total amount due thereon and charges, as provided in said note(s) and herein, Undersigned has granted, bargained, sold, conveyed and mortgaged, and by these presents does hereby grant, bargain, sell, convey and mortgage in fee simple unto Lender, its successors and assigns:

All that tract of land located in Grove Township, Greenville County, South Carolina, containing 80.6 acres, more or less, known as the Alexander place, and bounded as follows:

All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, containing 80.6 acres, more or less, according to plat of property of Jack Ayers by C. O. Riddle, Surveyor, dated March, 1955 and according to said plat, having the following metes and bounds to-wit: BEGINNING at a point in a county road, J. T. Scott corner, and running thence with property now or formerly of Scott S. 23 degrees 30 Minutes E. 334 feet to an iron pin; thence N. 87 degrees 56 minutes E. 852 feet to an iron pin on the Eastern bank of a creek; thence along said Creek S. 76 degrees 30 minutes E. 33 feet to an iron pin; thence N. 54 degrees 50 minutes E. 123 feet to a white oak in the line of property of S. B. Huff; thence with line of property of Huff N. 75 degrees 06 minutes E. 903 feet to a stone; thence still with property of Huff N. 74 degrees 55 minutes E. 1109 feet to an iron pin on the Eastern side of Reedy Fork Creek; thence with said Creek along line of property now or formerly of Riddle and Scott the following courses and distances: N. 48 degrees 40 minutes W. 57 feet; N. 23 degrees 30 minutes W. 100 feet; N. 13 degrees 25 minutes W. 242 feet; ~~N. 20~~ N. 20 degrees 30 minutes E. 130 feet; N. 56 degrees 50 minutes W. 48 feet; N. 11 degrees 20 minutes W. 127 feet; N. 10 degrees 15 minutes E. 65 feet; N. 26 degrees 40 minutes W. 500 feet to a point in the center of said creek, joint corner of W. R. Boling and Scott; thence S. 73 degrees 35 minutes W. 1107.6 feet to an iron pin; thence S. 80 degrees 40 minutes W. 847 feet to an iron pin; thence S. 18 degrees 55 minutes E. 105.6 feet to an iron pin; thence S. 73 degrees 35 minutes W. 678.5 feet to an iron pin on the bank of a creek; thence following the line of creek N. 76 degrees 42 minutes W. 296.7 feet; thence crossing said creek S. 48 degrees 50 minutes W. 95.9 feet; thence S. 53 degrees 30 minutes W. 98 feet to a sweetgum; thence S. 21 degrees 57 minutes E. 198 feet to a point in the middle of a road; thence following said road S. 68 degrees 30 minutes E. 113.5 feet to a bend; thence S. 33 degrees 30 minutes E. 221.7 feet to a bend; thence S. 49 degrees E. 144.5 feet to a bend; thence S. 39 degrees 45 minutes W. 205.9 feet to a point in the center of said road point of beginning. Plat of property by C. O. Riddle above referred to is recorded in plat book II at page 113 in the R. M. C. office for Greenville County, S. C.

IT IS understood and agreed that at the option of the lender any default under this instrument or a default under any other instrument (s) executed by borrowers to lender shall be considered a default under all instruments given by borrower to lender as security for any indebtedness, now or heretofore or hereafter incurred, and shall constitute a default under the terms of any and all such instrument (s) and shall subject such instrument(s) to immediate foreclosure and sale.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, privileges, members and appurtenances thereto belonging or in any wise appertaining.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other person whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successors or assigns, the aforesaid indebtedness and all interest and other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness, and shall perform all of the terms, covenants, conditions, agreements, representations and obligations contained in a certain recorded crop and/or chattel mortgage executed by Borrower to Lender according to the true intent of said Chattel Mortgage and/or Crop Lien, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in extenso herein, then this instrument shall cease, determine and be null and void; otherwise it shall remain in full force and effect.

EXECUTED, SEALED, AND DELIVERED, this the 3rd day of July, 19 57.

Jack Ayers (L.S.)
Jack Ayers (L.S.)

Signed, Sealed and Delivered in the presence of:
W. R. Taylor
Evelyn Miller
Evelyn Miller

Louise G. Ayers (L.S.)
Louise G. Ayers

PROBATE FOR INDIVIDUALS

SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me W. R. Taylor and made oath that he saw the within-named Jack and Louise G. Ayers sign, seal, and as their fact and deed deliver the within mortgage; and that he, with Evelyn Miller, witnessed the execution thereof.

Sworn to and subscribed before me this the 3rd day of July, 19 57.
Evelyn Miller (L.S.)
Evelyn Miller Notary Public for South Carolina.

W. R. Taylor
W. R. Taylor

Satisfied and Cancelled this...
Blue Pine Production Credit Association
RECORDED AND INDEXED OF RECORD
JUL 15 1957
GREENVILLE COUNTY, S. C.