

BOOK 817 PAGE 233
FEB 25 12 05 PM 1975

Fountain Inn Federal Savings & Loan Association

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 AND MABLE B. AYERS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN 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 Seven Thousand Five Hundred and No/100

DOLLARS (\$ 7,500.00), with interest thereon from date at the rate of Six and One-half per centum per annum, said principal and interest to be paid as therein stated, and (6 1/2%)

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.

April 1, 1975

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, in or near Mauldin, South Carolina, and being known and designated as Lot 1 on an unrecorded plat of S. M. Forrester made by C. C. Jones, Engineer, dated March 23, 1956, and having according to said plat the following metes and bounds:

BEGINNING AT AN IRON pin at the southwestern corner of the intersection of Sunrise Drive and Hyde Circle and running thence along Hyde Circle S. 31-22 E. 147.2 feet to an iron pin; thence S. 75-45 W. 113.6 feet to an iron pin, joint rear corner of lots 1 and 2; thence with the line of Lot 2, N. 24-52 W. 147.5 feet to an iron pin on Sunrise Drive; thence with Sunrise Drive, N. 78-18 E. 97.3 feet to the point of beginning.

This being the same property as conveyed to Mortgagor by deed of Charles M. Dustin dated December 19th, 1959, recorded in Deed Book 641, at Page 126.