

SOUTH CAROLINA Greenville County

In consideration of advances made and which may be made by... Jack Ayers and Louise G. Ayers... Thirteen Thousand Five Hundred Fifty Eight and No/100... \$13,558.00... \$16,000.00... Greenville

All that tract of land located in Grove Township, Greenville... 80.6 acres, more or less, known as the Alexander Place, and bounded as follows:

Beginning at a point in a county road, J. T. Scott corner, and running thence with property... 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 a ccg 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 Ruddy 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 49 minutes W. 57 feet; N. 23 degrees 30 minutes W. 100 feet; N. 13 degrees 25 minutes W. 242 feet; 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. Bolling 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, South Carolina

This is a Junior Mortgage to Farmers Home Administration

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower to Lender shall at the option of Lender constitute a default under any one or more of all instruments executed by Borrower to Lender. 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. UNDERSHIGNED 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 persons whatsoever 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 all mortgages executed by Borrower to Lender according to the true intent of said mortgages, 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, terminate and be null and void; otherwise it shall remain in full force and effect. It is understood and agreed that all advances heretofore, now and hereafter made by Lender to Borrower, and all indebtedness now and hereafter owed by Borrower to Lender and any other present or future indebtedness or liability of Borrower to Lender, whether as principal debtor, surety, guarantor, endorser or otherwise will be secured by this instrument until it is satisfied of record. It is further understood and agreed that Lender at the written request of Borrower will retain this mortgage whenever: (1) Borrower owes no indebtedness to Lender; (2) Borrower has no liability to Lender; and (3) Lender has not agreed to make any further advances or advances to Borrower. This agreement shall inure to the benefit of Lender, its successors and assigns, and any successor or assign of Lender may make advances heretofore and all such advances and all other indebtedness of Borrower in such successor or assign shall be secured hereby. The word "Lender" shall be construed to include the Lender, its successors and assigns.

WITNESSED SEALED AND DELIVERED this 12th day of March 1962

Jack Ayers (S) Louise G. Ayers (S) Lula M. Cottrill (S)

SATISFIED AND CANCELLED OF RECORD 18 DAY OF June 1968 Ollie Sammons R.M.C. FOR GREENVILLE COUNTY, S. C. AT 5:55 O'CLOCK P.M. NO. 8276

Lien Released By Sale Under Foreclosure 18 day of June A.D., 1968. See Judgment Roll No. 2-7677 E. Irvine MASTER

Attest Nellie M. Smith Deputy