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OLLIE FAIRBANKS WORTH

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

(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 Twenty Thousand and No/100

DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be paid as therein stated, and

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.

December 1, 1982

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, on the Western side of Highway No. 14 North of Simpsonville, and shown on a plat of property of R. C. Ayers by C. O. Riddle dated June, 1962, containing 22.68 acres and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western edge of S. C. Highway No. 14 at the joint corner of property formerly of Mt. Zion School and running thence N. 83-35 E. 29.1 feet to a point near the center of S. C. Highway 14; thence with the center of said highway S. 4-59 E. 335 feet to a point; thence to a point which is N. 85-23 E. 31 feet from an iron pin on the Western side of S. C. Highway 14, and running S. 85-23 W. 242 feet to an iron pin; thence along the line of other property this day conveyed to R. C. Ayers, S. 4-59 E. 817.6 feet to an iron pin on the line of other property of the grantor; thence with this line N. 69-24 W. 584.7 feet to an iron pin; thence N. 61-30 W. 246.4 feet to an iron pin; thence N. 75-43 W. 247.7 feet to an iron pin on the line of property now or formerly of Tanner; thence with the Tanner line and property of T. D. Riddle, N. 11-50 E. 863 feet to a point in a county road; thence with the said county road N. 79-16 E. 574 feet to an iron pin and old stone corner on the Northern side of said county road; thence along property of Mt. Zion M. E. Church, S. 2-43 W. 215.6 feet to a stone; thence N. 83-35 E. 388 feet more or less to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of even date to be recorded herewith.

The Plat above referred to is recorded in Plat Book NA Page 8-7.