

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
SEP 29 2 55 PM '83
CORRECTION

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bobby Joe Ayers, Jr. and Michael T. Ayers

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. H. Tankersley

(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 Eight Thousand and No/100

Dollars (\$ 28,000.00) due and payable

AS STATED IN NOTE OF EVEN DATE.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 purposes:

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, it is granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

"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, in Grove Township, containing 39.8 acres, more or less, located on the East side of the Loss Swamp Road about eight (8) miles South of Greenville, S. C. and having the following metes and bounds according to a plat of the property of J. F. Ayers, made by W. J. Riddle, Surveyor, on November 15, 1938:

BEGINNING at a stake on the Loss Swamp Road and running thence N. 24-45 W. 253 feet along the Loss Swamp Road; thence N. 2 E. 466 feet along said road; thence N. 36-15 E. 396 feet to a stake on said road at the corner of T. M. Griffin, Estates; thence S. 77-10 E. 944 feet to an iron pin; thence N. 68 E. 246 feet to an iron pin; thence S. 26-30 E. 1066 feet to a flint rock; thence S. 69-06 W. 728 feet to an iron pin; thence W. 77 W. 627 feet to a stone; thence N. 70-15 W. 507 feet to the beginning corner.

This being the same property acquired by the Mortgagors by deed of Sharon LaDeen Ayers and Bobby Joe Ayers, Jr. as Administrator of the Estate of Bobby Joe Ayers, Sr. recorded March 14, 1983 in the RMC Office for Greenville County in Deed Book 1184 at Page 326.

RECORDED
INDEXED
STAMP
TAX
SEP 11 20 1983

MORTGAGEE'S MAILING ADDRESS: 44 Pine Knoll Drive
Greenville, S. C. 29609

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.