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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, T. L. AYERS, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. L. REGISTER COMPANY

(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

Forty-five Thousand, Five Hundred and No/100 Dollars (\$ 45,500.00) due and payable in ten (10) equal annual installments of Four Thousand, Five Hundred Fifty and No/100 (\$4,550.00) Dollars each, the first payment to be due one year from date and a like payment on the same day of each and every year thereafter until paid in full. The mortgagor shall have the right to anticipate without penalty the balance due on such mortgage at any time after the third anniversary of the date of this mortgage. with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid: annually at the same time as payment on principal.

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, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

An undivided one-half (1/2) interest in and to: "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, Greenville Township, known and designated as Lots 69, 70 and 71 of a Subdivision known as "Oakwood," a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book A at Page 425, and having, according to plat prepared by Dalton & Neves Company, dated December 1977 and entitled "Property of J. B. Stephens," the following metes and bounds, to-wit:

BEGINNING on the northeast corner of the intersection of Goldsmith Street and Henry Street and running thence with Goldsmith Street N. 48-30 E. 183 feet to an old iron pin on the edge of a 14-foot alley; thence running with said alley, N. 41-30 W. 184 feet to an old iron pin at the corner of Lot No. 68; thence with the line of Lot No. 68, S. 48-35 W. 183 feet to an old iron pin on Henry Street; thence with Henry Street, S. 41-30 E. 184.3 feet to the point of beginning, being the same lots known and designated as Lots 69, 70 and 71 in subdivision known as Oakwood, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book A at Page 425. This being the same property conveyed by Deed of B. L. Register Company and recorded January 31, 1978.

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127

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.

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