

APR 13 1 41 PM 1955
Ollie F. R. M.C.
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the undersigned, Jack Ayers and Louise G. Ayers

of the County of Greenville, State of South Carolina, hereinafter called Mortgagor, has become justly indebted to First National Bank of Atlanta, Atlanta, Georgia

a corporation organized and existing under the laws of United States, hereinafter called Mortgagee, as evidenced by one certain promissory note, dated the 13th day of April, 19 55 for the principal sum of Eight Thousand and No/100 dollars (\$ 8,000.00), with interest at the rate of three & one-half percent (3½ %) per annum, payable in amortized installments as specified therein over a period ending Forty (40) years from the date of said note; and

WHEREAS, Mortgagor is desirous of securing the prompt payment of said note, and the several installments of principal and interest at maturity, and any extension or renewal thereof, and any agreement supplementary thereto, and any additional indebtedness on account of any future advances or expenditures made as hereinafter provided, and the performance of each and every covenant and agreement of Mortgagor herein contained;

NOW, THEREFORE, in consideration of the said indebtedness and to secure the prompt payment thereof, as the same matures or becomes due, and of any extension or renewal thereof, and of any agreement supplementary thereto, and to secure the performance of each and every covenant and agreement of Mortgagor herein contained, Mortgagor has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Mortgagee the following described real estate situated in the County of Greenville, State of South Carolina, to wit:

ALL that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, containing 80.6 acres, more or less, according to plat of property of Jack Ayers by C. O. Riddle, registered surveyor, dated March 1955, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point in a county road, J. T. Scott corner, and running thence with property now 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 along 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 Reedy 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 40 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. Boling 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.