

MAR 18 10 28 AM 1959

BOOK 779 PAGE 289

S. C. Documentary tax stamps of 1.40 on note.

SOUTH CAROLINA, Greenville County.

In consideration of advances made and which may be made by Production Credit Association, Lender, to B. L. Ayers, Borrower (whether one or more), aggregating Three Thousand Five Hundred and 00/100 Dollars

(\$3500.00), (evidenced by note(s) dated March 17, 1959, hereby expressly made a part hereof) and to secure said advances, and any additional advances (not exceeding an equivalent amount) that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, all renewals and extensions thereof, and all other indebtedness now due or to become due or hereafter contracted, with interest until paid as provided in said note(s), and costs, including a reasonable attorney's fee of not less than ten per centum (10%) of the total amount due thereon and charges, as provided in said note(s) and herein, Undersigned has granted, bargained, sold, conveyed and mortgaged, and by these presents does hereby grant, bargain, sell, convey and mortgage in fee simple unto Lender, its successors and assigns:

All that tract of land located in Greenville Township, Greenville County, South Carolina, containing 44.5 acres, more or less, known as the place, and bounded as follows:

All that tract, parcel or lot of land lying, being and situated in the State and County afore-said, located near the Geer Highway, in Marietta, S. C., and being more fully described as follows:

BEGINNING at an I. P. on Bulman line, said pin being 496.8' west of Geer Highway, and running thence, with Bulman line S75-58W-878' to an I. P.; thence, S58-31W-858.8'; thence, S24-23E-778.1' to an oak stump; thence, S73-40E-1035.9' to an I. P. and stone; Thence, N47-25E-520.2' to an I. P. and stone, said stone being mutual corner of Mayfield, Pritchett, Robinson and C. C. Robinson; thence, N4-15W-1333.6' to the beginning corner, and containing 44.5 acres, more or less.

This is the same tract of land conveyed to B. L. Ayers by Carl C. Robinson by deed recorded on Feb. 18th., 1959 at Book 617, page 223 in the office of R. M. C. for Greenville County, South Carolina.

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, or 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.

UNDERSIGNED 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 person whomsoever 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 a certain recorded crop and/or chattel mortgage executed by Borrower to Lender according to the true intent of said Chattel Mortgage and/or Crop Lien, 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, determine and be null and void; otherwise it shall remain in full force and effect.

EXECUTED, SEALED, AND DELIVERED, this the 17th day of March, 1959.

B. L. Ayers

(L. S.)

B. L. Ayers

(L. S.)

Signed, Sealed and Delivered

in the presence of:

W. R. Taylor
Evelyn Miller

(L. S.)

PROBATE FOR INDIVIDUALS

SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me, W. R. Taylor and made oath that he saw the within-named B. L. Ayers sign, seal, and as his act and deed deliver the within mortgage; and that he, Evelyn Miller, witnessed the execution thereof.

Sworn to and subscribed before me this the 17th day of March, 1959

Evelyn Miller, Notary Public for South Carolina.

W. R. Taylor

Handwritten notes and stamps at the bottom of the page, including a notary seal for W. R. C. for Greenville County, S. C.