

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 29 11 34 AM '61

BOOK 864 PAGE 361

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Angus T. Ayers and Lewis Ayers
(hereinafter referred to as Mortgages) is well and truly indebted unto Delta Construction Company, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Thousand Eight Hundred Thirty-Nine Dollars Twenty Cent
(Dollars (\$ 2,839.20)) due and payable
at the rate of \$47.32 per month for 60 consecutive months commencing on the 12th day
of September, 1961 and the 12th day of each month thereafter until the entire balance
is paid in full.

~~with interest thereon from date of the above note to the date of payment thereof without interest until such
time as the entire balance is due and payable. From that date 7% per annum.~~

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or
for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and
of any other and further sums for which the Mortgagee 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 Mortgagee 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 as-
signs:

"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

Lots 4 and 5 Section B., Cleopson Ave., Greenville Township.
Purchased in consideration of \$1.00 and love and affection.

STATE OF SOUTH CAROLINA) ASSIGNMENT
COUNTY OF GREENVILLE)

WHEREAS, the undersigned Delta Construction Company, Inc., a corporation
is the mortgagee to the mortgage hereto. This mortgage is hereby assigned to Crown
Credit Corp., its successors or assigns with out recourse for consideration
Received. This 29th day of July, 1961.

WITNESSED:

W. H. S. S. S.
Norris Cook

DELTA CONSTRUCTION COMPANY, INC.

Arthur J. Rupp

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or
pertaining, and of all 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 such
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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good title
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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the
Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.