

First Mortgage on Real Estate

PURCHASE MONEY MORTGAGE

10 4 35 PM 1963

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: VERNON C. AYERS and JULIA MAE

AYERS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 **Eleven Thousand Five Hundred and No/100ths-----** DOLLARS (\$ 11,500.00), with interest thereon from date at the rate of **six-----** per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

November 1, 1988

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.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being at the Northerly corner of the intersection of Augusta Road and Lord Fairfax Drive, near the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 3 on a plat of Magnolia Acres as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at page 133, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northeasterly side of Augusta Road at the Northerly corner of the intersection of said Road with Lord Fairfax Drive, and running thence along the Northeasterly side of Augusta Road N. 41-12 W. 105 feet to an iron pin, joint corner of Lots Nos. 2 and 3; thence with the joint line of said Lots N. 40-18 E. 129.5 feet to an iron pin, joint corner of Lots Nos. 3 and 4; thence with the line of said Lots S. 32-58 E. 156 feet to an iron pin on the Northwesterly side of Lord Fairfax Drive; thence with the Northwesterly side of said Drive S. 57-02 W. 91.7 feet to an iron pin at the intersection of said Drive with said Road; thence around said intersection on a chord in a Northwesterly direction 22.6 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Carolina Federal Savings and Loan Association of Greenville, dated October 10, 1963, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.