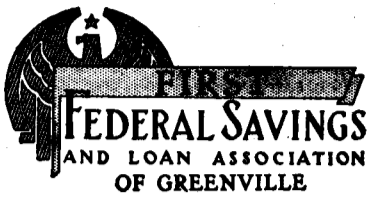


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GREENVILLE CO. S. C.

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OLLIE FARMWORTH  
R. M. C.



BOOK 998 PAGE 543

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

L. Terrell P. Ayers, of Greenville County,

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Thirty-Five Thousand and No/100----- (\$ 35,000.00 ) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Two Hundred Forty-Five and 73/100----- (\$ 245.73 ) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, on the southeastern side of U. S. Super Highway No. 29, being known and designated as the eastern portion of Lot No. 2, all of Lot No. 3, and the western portion of Lot No. 4, on plat of property of Talmer Cordell recorded in Plat Book AA at Page 33, of the R. M. C. Office for Greenville County, and when described as a whole, has the following metes and bounds, courses and distances, to-wit:

"BEGINNING at an iron pin on the southeast side of Super Highway U. S. 29 in the front line of Lot No. 2, which pin is 20 feet southwest from the front joint corner of Lots Nos. 2 and 3; thence through Lot No. 2, S. 47-0 E. 280 feet to an iron pin on the northwest side of Pitts Street, which pin is 20 feet southwest from the rear joint corner of Lots Nos. 2 and 3; thence with the northwest side of said Pitts Street, N. 43-0 E. 155 feet to an iron pin in the rear line of Lot No. 4, which pin is 55 feet southwest from the rear joint corner of Lots Nos. 4 and 5; thence through Lot No. 4, N. 47-0 W. 280 feet to an iron pin on the southeast side of U. S. Super Highway No. 29, which pin is 55 feet southwest from the joint front corner of Lots Nos. 4 and 5; thence with the southeast side of said U. S. Super Highway No. 29, S. 43-0 W. 155 feet to the point of beginning; being the same conveyed to me by John M. Jones by deed dated March 26, 1957 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 573 at Page 495.

ALSO: "All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, on the southeasterly side of U. S. Super Highway No. 29 being known and designated as the eastern portion of Lot No. 4, and all of Lot No. 5 on plat of property of Talmer Cordell, recorded in the R. M. C. Office for Greenville County in Plat Book AA, Page 33, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southeasterly side of U. S. Super Highway No. 29 at the joint front corner of Lots Nos. 5 and 6, and running thence with the joint line of said lots, S. 47 E. 300 feet to an iron pin on the northwest side of Pitts Street; thence with the northwest side of Pitts Street, S. 43 W. 155 feet to an iron pin in the rear line of Lot No. 4; thence with a new line through Lot No. 4, N. 47 W. 280 feet to an iron pin on the southeastern side of said U. S. Highway No. 29; thence with the southeastern side of U. S. Super Highway No. 29, N. 43 E. 80.2 feet to an iron pin in line of Lot No. 5; thence N. 47 W. 20 feet to an iron pin; thence continuing with the  
(continued on next page)

See Allowance for by Judgment Roll # 2-12, 280 All R. M. C. Book 1342 Page 748