

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
LILLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN,
BOOK 1120 PAGE 637

WHEREAS, Terrell P. Ayers

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Company

(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

-----Eighty-Four Thousand and No/100-----Dollars (\$ 84,000.00) due and payable according to the terms of said note,

with interest thereon from _____ date _____ at the rate of nine (9) per centum per annum.

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 purposes:

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 of those certain parcels and lots of land located near the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as all of Lots 13, 14, 15, 16, 17, 18, 19 and 20 on plat of White City View recorded in Plat Book E at Page 116 and, when described as a whole, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeastern corner of the intersection of Bramlett Road and Y.M.C.A. Street, and running thence along the Northern side of Bramlett Road, N83-17E 388.8 feet to a pin at the intersection of Bramlett Road and Smith Street; thence with the Western side of Smith Street, N0-20W 150 feet to pin at the intersection of Smith Street and an alley; thence with the Southern side of said alley, S81-47W 388 feet to pin on Y.M.C.A. Street; thence with the Eastern side of Y.M.C.A. Street, S0-11W 140 feet to the point of beginning.

ALSO: All of Lot 11 and the rear portion of Lot 9 as shown on the plat first above mentioned and, when described together, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Y.M.C.A. Street at its intersection with an alley; thence with the Northern side of said alley, N87-45E 184 feet to pin on another alley; thence with said alley, N06W 97.6 feet to pin at joint rear corner of Lots 9 and 7; thence with the line of Lot 7, S81-47W 94 feet to pin; thence across the line of Lot 9, S06E 48.8 feet to pin in line of Lot 11; thence with the joint line of Lots 9 and 11, S81-47W 90.1 feet to pin on Y.M.C.A. Street; thence with the Eastern side of Y.M.C.A. Street S0-11W 48.8 feet to the point of beginning.

This is the same property acquired by the Mortgagor herein by conveyances of real estate recorded in the R.M.C. Office for Greenville County, in Deed Book 581, at Page 91, in Deed Book 623, at Page 142, in Deed Book 447, at Page 205, in Deed Book 431, at Page 399, in Deed Book 447, at Page 159, in Deed Book 673, at Page 283, in Deed Book 682, at Page 33, and in Deed Book 685, at Page 284.

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