

OCT 30 11 51 AM '70

BOOK 1171 PAGE 213

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

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. C. Ayers, Sr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of 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 Ten Thousand and 00/100 Dollars (\$ 10,000.00) due and payable

Six (6) months from date,

with interest thereon from date at the rate of eight per centum per annum, to be paid: quarterly

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 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, near the Town of Simpsonville, and shown as Lot No. 5 on a Plat entitled "Survey for Sam Townes Holland", which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book MM, page 192, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin near the center of a County Road, at the joint front corner of lots 4 and 5 and running thence with the joint line of said lots, S. 45-17 W., 184 ft. to an iron pin; thence along the line of Lot 3, S. 39-48 E., 218 ft. to an iron pin at the joint rear corner of lots 5 and 6; thence with the joint line of said lots, N. 45-17 E., 184 ft. to a point near the center of said County road; thence along the center of said Road, N. 39-48 W., 218 ft. to an iron pin at the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 893, Page 152.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, 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 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.

Paid and Satisfied in Full this  
the 20 day of May 19 71

THE PEOPLES NATIONAL BANK

Simpsonville Greenville, South Carolina

S. W. Heath, Jr. Pres. Cashier

Witness Linda L. Keesley

Ann H. Hughes

SATISFIED AND CANCELLED OF RECORD  
# DAY OF June 19 71

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 10:23 O'CLOCK A. M. NO. 29338