

FILED
GREENVILLE CO. S. C.

JUN 4 9 02 AM '71

BOOK 1193 PAGE 575

State of South Carolina

OLLIE FARNSWORTH
R. M. C.

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, J. Fred Crocker, - -

the Mortgagor(s), SEND GREETING:

hereinafter called

WHEREAS, the said Mortgagor(s) in and by his certain promissory note in writing, of even date with these Presents, is well and truly indebted to Paul A. Ayers

hereinafter called Mortgagee, in the full and just sum of
--- EIGHTY-EIGHT HUNDRED & NO/100 --- (\$8800.00) ---- DOLLARS,

to be paid as follows: \$81.59 on July 1, 1971, and \$81.59 on the 1st day of each month thereafter until paid in full, each of said payments to be applied first to interest and the balance to the principal,

with interest thereon from date at the rate of 7½ per centum per annum, to be computed and paid monthly, as stated above,

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee, Paul A. Ayers and his heirs and assigns forever:

All of those parcels or lots of land in Chick Springs Township of Greenville County, State of South Carolina, lying on the west side of St. Mark Road, and about 1 mile north from Chick Springs, being all of Lots Nos. 7 and 8 and 25 feet from Lot No. 6, a plat of which was made for John H. McConnell by H. L. Donahoo on November 18, 1946, recorded in Plat Book Q at Page 79, in the R. M. C. Office for Greenville County, and having the following courses and distances:

BEGINNING on an iron pin on the margin of St. Mark Road, joint corner of Lots 8 and 9 on said plat, and runs thence with the common line of Lots 8 and 9 about S. 74-15 W. 179 feet to an iron pin; thence with the rear line of Lots 17, 18 and 19, N. 14-05 W. 120 feet to a stake on the rear line of Lot No. 6, which stake is exactly 25 feet from the joint rear corner of Lots 6 and 7; thence a line through Lot No. 6 about N. 72-45 E. 181 feet, more or less, to a stake on the margin of the St. Mark Road; thence with the margin of said Road, S. 13-00 E. 125 feet to the beginning.

This is the same property conveyed to the mortgagors by deed of Paul A. Ayers, to be recorded herewith.

This is a Purchase Money Mortgage.

In addition to the monthly payment to interest and principal, mortgagor agrees to pay one-twelfth of the amount necessary to cover Home Owner's Insurance and Life Insurance.