

GREENVILLE, CO. S. C.

SEP 21 4 09 PM '71

BOOK 1207 PAGE 299

OLLIE FARNSWORTH
R. M. C.

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SS:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. C. Ayers

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

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 Sixteen Thousand and 00/100 -----

DOLLARS (\$ 16,000.00), with interest thereon from date at the rate of Seven & One-Half 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.

December 1, 1996

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 hereby 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 in the State of South Carolina, County of GREENVILLE, on the Eastern side of S. C. Highway 14, in the Five Forks Community, North of the Town of Simpsonville, County of Greenville, containing 2.5 Acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of the right-of-way of Highway 14, at the joint corner of property now or formerly of Dr. Thomas, and running thence with the Thomas line, N. 83-08 E., 323.7 ft. to an iron pin; thence still with the Thomas line, S. 9-24 E., 352.3 ft. to an iron pin; thence along the line of other property of Wade D. Brown, Sr., S. 87-24 W., 352.6 ft. to an iron pin on the Eastern side of right-of-way of Highway 14; thence along the side of said Highway, N. 4-36 W., 325.6 ft. to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagor by deed of Wade D. Brown, Sr., to be recorded of even date herewith.