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 OELIE FARNSWORTH
 R.M.C.

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BOOK 1216 PAGE 11

UNITED STATES DEPARTMENT OF AGRICULTURE
 FARMERS HOME ADMINISTRATION
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
 (DIRECT LOAN)

KNOW ALL MEN BY THESE PRESENTS, Dated December 9, 1971

WHEREAS the undersigned, H. Bruce Ayers and Mary Ann G. Ayers

residing in Greenville County, South Carolina,

whose post office address is Route #1, Box 311, Piedmont, South Carolina, 29673

hereinafter called Borrower, are (is) justly indebted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, hereinafter called the Government, as evidenced by one or more certain promissory note(s) or assumption agreement(s), hereinafter called note(s), executed by Borrower and payable to the Government; containing covenants and agreements of Borrower in addition to the promise(s) to pay money, and authorizing optional acceleration of the entire indebtedness upon Borrower's breach of any covenant or agreement, said note(s) being described as follows:

| Date of Instrument | Principal Amount | Annual Rate of Interest | Due Date of Final Installment |
|--------------------|------------------|-------------------------|-------------------------------|
| July 7, 1968 | \$16,900.00 | 5.5% | November 1, 1974 |
| March 6, 1969 | 2,400.00 | 5.5% | March 1, 1976 |
| July 28, 1969 | 7,000.00 | 6.625% | August 1, 1970 |
| March 5, 1970 | 5,000.00 | 6.625% | March 1, 1971 |
| July 7, 1970 | 5,000.00 | 3% | March 1, 1971 |
| November 8, 1971 | 6,000.00 | 6.375% | November 1, 1977 |

NOW, THEREFORE, in consideration of the said indebtedness and to secure the prompt payment thereof and of any advances made hereunder and any renewals and extensions of any debt secured hereby, all with interest, and to secure the performance of every covenant and agreement of Borrower contained herein, in said note(s) or in any supplementary agreement, Borrower does hereby grant, bargain, sell, release, and assign unto the Government, with general warranty,

the following-described property situated in the State of South Carolina, County (ies) of Greenville

ALL that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, containing 144.07 acres, more or less, according to plat entitled property of Bruce Ayers made by Carolina Engineering & Surveying Co., dated March 11, 1967, recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQQ, Page 139, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at a point in Bakers Creek on line of Campbell's land and running thence along Campbell's line, N 15-30 E, 920 feet to a stone; thence N 75-45 W, 952 feet to corner; thence N 14-15 E, 202 feet to corner; thence N 82-15 E, 212.4 feet to stone; thence N 82-55 E, 1564 feet to an iron pin; thence N 10-41 E, 1,013.9 feet to an iron pin; thence N 73-08 W, 726 feet to an iron pin; thence N 36-30 E, 1,302 feet to a stone; thence N 42-00 W, 937.2 feet to corner in center of Georgia Road; thence along center of said road, N 80-28 W, 176.2 feet to corner on lands of Fuller and Bennett; thence continuing along center of said road on the same course, 564.3 feet to corner; thence leaving road and running along the line of property of W. B. Bennett, Jr., S 21-00 W, 3627.7 feet to iron pin; thence S 76-00 E, 105.6 feet to an iron pin; thence S 75-45 E, 304.9 feet to corner in Bakers Creek; thence down Bakers Creek as the line by courses and distances as follows, to-wit: S 7-33 E, 431.6 feet, S 22-21 E, 379.5 feet, S 83-18 E, 108.9 feet, S 27-12 E, 244.9 feet, S 68-20 E, 330 feet, thence still along said branch, S 85-03 E, 134.6 feet to the beginning corner.