

FILED
GREENVILLE CO. S. C.

1258-156



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

R. C. Ayers

(hereinafter referred to as Mortgagor) SENDS GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C. (hereinafter referred to as Mortgagee) in the sum of

Eleven Thousand Two Hundred and No/100 (\$11,200.00) DOLLARS
(with interest thereon at the rate of _____ per annum as

evidenced by the Mortgagor's note of each date hereunto payable as therein stated in its face and as hereafter modified by mutual agreement, in writing, the final maturity of which is **20** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee in such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 in 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 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, on the westerly side of McGee Street and being known and designated as Lot 54 of the Rowly property, as shown on a plat thereof, recorded in Plat Book C, Page 95, R.M.C. Office for Greenville County, and having, according to a survey made by Dalton & Nevon, Engineers, dated July 26, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of McGee Street, at the joint corner of lots 54 and 55, which pin is 102 feet south of the southwestern corner of the intersection of McGee Street and Henrietta Street, formerly Turpin Street, and running thence along the westerly side of McGee Street, N. 28-45 E., 51 feet to an iron pin at the joint corner of lots 53 and 54; thence along the joint line of said lots, S. 80 W., 155 feet to an iron pin at the joint rear corner of said lots, on a 10 foot alley; thence along the line of said alley, N. 28-45 W., 55 feet to an iron pin at the joint rear corner of lots 54 and 55; thence along the joint line of said lots, N. 80 E., 155 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.