

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE--Prepared by BILEY AND BILEY, Attorneys at Law, Greenville, S. C.

BOOK 1285 PAGE 727

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY }
R.M.C. } MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JIMMY D. ALEXANDER AND EVA JANE H. ALEXANDER

(hereinafter referred to as Mortgagor) is well and truly indebted unto

RICHARD L. AYERS AND
ALTA RUTH R. AYERS

(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 TWO THOUSAND FIVE HUNDRED AND NO/100THS

Dollars (\$ 2,500.00)

to be paid on or before September 1, 1973, with no interest; if not paid on or before September 1, 1973, interest to be computed at seven (7%) per cent monthly after September 1, 1973.

With INTEREST thereon from

MORTGAGOR

Per ~~BOOK 1285 PAGE 727~~

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, in Austin Township, being shown as Lot No. 8 on plat of COLONIAL ACRES as shown by plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book BBB at page 33 and having according to said plat, the following metes and bounds, to-wit:

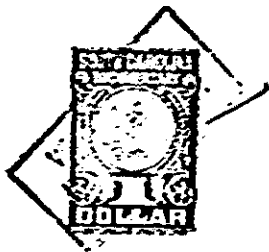
BEGINNING at an iron pin on the northern side of Colonial Lane at the joint front corner of Lots Nos. 6 and 8 and running thence with the joint line of said lots N. 17-30 W. 242 feet to an iron pin; thence S. 72-30 W. 180 feet to an iron pin at the joint rear corner of Lot's Nos. 8 and 10; thence with the joint line of said lots S. 17-30 E. 242 feet to an iron pin on the northern side of Colonial Lane; thence with the northern side of Colonial Lane N. 72-30 E. 180 feet to the beginning corner.

This mortgage is second and junior in lien to that certain mortgage in favor of Fidelity Federal Savings and Loan Association in the original amount of \$21,200.00, recorded July 26, 1973, in the R. M. C. Office for Greenville County.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 18 PAGE 707

SATISFIED AND CANCELLED OF RECORD

7 DAY OF Sept. 1973
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:42 O'CLOCK P. M. NO. 7063



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 hereinafore 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 defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

4328 N.S.