

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUN 14 3 41 PM '74
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1313 PAGE 675

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ronald C. Ayers, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of S. C., N. A.

(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 **Four Thousand, Nine Hundred Twenty-Nine and 84/100 Dollars (\$ 4,929.84)** due and payable

in thirty-six (36) consecutive monthly installments of \$136.94, beginning July 15, 1974, and continuing on the date of each month thereafter until paid in full,

with interest thereon from ~~the~~ maturity at the rate of **Eight** per centum per annum, to be paid: **on demand**

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, being known and designated as Lot No. 7 on a Plat of property of R. C. Ayers, prepared by C. O. Riddle, Surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book 4-N, Page 46, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point in Brown Road, at the joint front corners of Lots 6 and 7 and running thence S. 88-44 W., 418.6 ft. to an iron pin on property, now or formerly, of Carolina, Inc., thence with the property line of Carolina, Inc., N. 1-16 W., 125 ft. to an iron pin at the joint rear corners of Lots 7 and 8 and running thence with the joint line of said lots, N. 88-44 E., 454.5 ft. to the point in Brown Road; thence with Brown Road, S. 7-32 W., 50.8 ft. to a point; thence continuing with Brown Road, S. 19-18 W., 77.9 ft. to the beginning.

This is the same property conveyed to the mortgagor by deed/recorded in the R.M.C. Office for Greenville County.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 hereinabove 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 forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons who may lawfully claim the same or any part thereof.

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