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GREENVILLE CO. S. C.

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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, We, Vernon Carl Ayers and Julia Mae Ayers,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First General Financial Services, Inc., a corporation,

(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

Seven Thousand Five Hundred Sixty and NO/100 Dollars (\$ 7,560.00) due and payable in Sixty (60) equal monthly installments of One Hundred Twenty-Six (\$126.00) each, commencing on the 30th day of July, 1974 and on the 30th day of each and every month thereafter, until paid in full

with interest thereon from date at the rate of 8% per centum per annum, to be paid: after maturity

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:

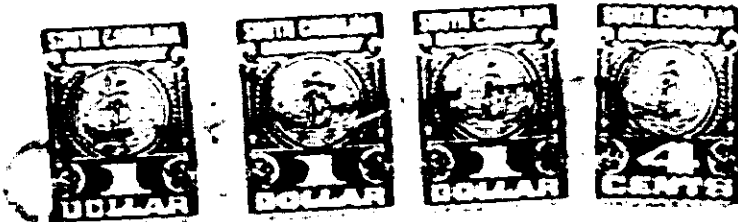
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, at the Northerly corner of the intersection of Augusta Road and Lord Fairfax Drive, near the City of Greenville, being shown as Lot No. 3 on a plat of Magnolia Acres as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "GG", at Page 133, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Augusta Road at the Northerly corner of the intersection of said Road with Lord Fairfax Drive, and running thence along the Northeasterly side of Augusta Road N. 41-12 W. 105 feet to an iron pin, joint corner of Lots Nos. 2 and 3; thence with the joint line of said Lots 40-18 E. 129.5 feet to an iron pin, joint corner of Lots Nos. 3 and 4; thence with the line of said lots S. 32-58 E. 156 feet to an iron pin on the Northwesterly side of Lord Fairfax Drive; thence with the Northwesterly side of said Drive S. 57-02 W. 91.7 feet to an iron pin at the intersection of said Drive with said Road; thence around said intersection on a chord in a Northwesterly direction 22.6 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by Carolina Federal Savings and Loan Association by deed which is recorded in the R.M.C. Office for Greenville County in Deed Book 733, at Page 371.

This mortgage is junior and inferior to a certain mortgage in favor of Carolina Federal Savings and Loan Association, which mortgage is recorded in the R.M.C. Office for Greenville County in REM Book 937, at Page 160, in the original amount of \$11,500.00.



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 Mortgagee covenants that it is lawfully seized of the premises hereinafter 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 Mortgagee 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 whomsoever lawfully claiming the same or any part thereof.

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