

DONNIE S. TANKERSLEY
R.M.C.

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } ss:

MORTGAGE Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. C. Ayers

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 ---Twenty-four Thousand Eight Hundred and 00/100

DOLLARS (\$ 24,800.00), with interest thereon from date at the rate of nine (9%) per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

July 1, 2005

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, approximately five miles west of Simpsonville, on the western side of S. C. Highway 14, and being known and designated as Lot B on plat entitled "Property of R. C. Ayers" prepared by C. O. Riddle, R.L.S., in June 1974, recorded in R.M.C. Office for Greenville County in Plat Book 5M, page 15, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of S. C. Highway #14 thence S. 40-09 W., 35.35 feet to an iron pin; thence along Carriage Lane S. 78-50 W., 59.9 feet to an iron pin; thence continuing along said Lane S. 72-30 W., 92.7 feet to an iron pin; thence along the rear line of Lot B N. 4-51 W., 166.95 feet to an iron pin; thence N. 85-09 E., 175 feet to an iron pin on S. C. Highway #14; thence with said highway S. 4-51 E., 115 feet to an iron pin, the point of beginning.

Being a portion of the property conveyed to mortgagor by deed recorded in Deed Book 709, page 180.



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