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STATE OF SOUTH CAROLINA } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
MAR 1 1 04 PM '76
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Perry G. Hayes and Cheryl W. Hayes, his
forever
(hereinafter referred to as Mortgagor) is well and truly indebted unto American Rieter Company, Inc.

(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

THIRTY SIX THOUSAND AND NO/100----- Dollars (\$ 36,000.00) due and payable
Quarterly payments of \$615.00, first installment being due June 1, 1979,
remaining payments due on the first day of each successive third month
thereafter until the balance of principal and interest will be paid, said
payments including interest on the unpaid balance at the rate of 4 1/2% per annum**

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:

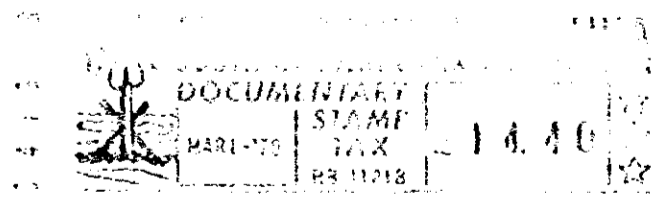
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, lying and being on the Southeastern side of Aberdeen Avenue (sometimes referred to as Aberdeen Drive), in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot. No. 76 as shown on a plat of Park Hill prepared by Dalton & Neves, Engineers, dated May, 1940, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book J at Pages 208 and 209, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the Southeast side of Aberdeen Avenue at joint front corner of Lots 75 and 76 and running thence along the line of Lot 75, S.64-29 E for a distance of 196.4 feet to an iron pin; thence turning and running N. 34-55 E. for a distance of 35.3 feet to an iron pin; thence turning and running N. 26-03 E. for a distance of 40 feet to an iron pin; thence turning and running with the line of Lot 77, N. 64-29 W. for a distance of 200 feet to an iron pin on the Southeast side of Aberdeen Avenue; thence turning and running with the Southeast side of Aberdeen Avenue, S. 27-33 W., for a distance of 75 feet to the beginning corner.

This is the identical property conveyed to the Mortgagor herein by Deed of Triangle Investments, a South Carolina partnership, dated February 28 1979, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 1097 at Page 639, on March 1, 1979.

**The foregoing terms of payment remain in effect for as long as Perry G. Hayes remains an employee of American Rieter Company, Inc. If, for any reason whatsoever, Perry G. Hayes leaves the employ of American Rieter Company, Inc., the unpaid balance of the loan becomes due immediately.



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 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 whomsoever lawfully claiming the same or any part thereof.

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