

State of South Carolina

PLEASE MAIL
Mortgage of Real Estate

County of GREENVILLE

Aug 29 PM '79

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THIS MORTGAGE made this 29th day of AUGUST 19 79

by Ronald C. Ayers, Jr.

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 8, Simpsonville, S. C.
29681

WITNESSETH:

THAT WHEREAS, Ronald C. Ayers, Jr.
is indebted to Mortgagee in the maximum principal sum of Ten Thousand and no/100ths
Dollars (\$ 10,000.00), which indebtedness is
evidenced by the Note of Ronald C. Ayers, Jr. of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is September 1, 1986 after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with
Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all
renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed
\$ 10,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that lot of land in the State of South Carolina, County of Greenville,
Town of Simpsonville, on the eastern side of Cheyenne Drive, being shown
and designated as Lot 273 on plat of Westwood Subdivision, Section II,
recorded in the RMC Office for Greenville County in Plat Book 4-N at
Page 30 and having such metes and bounds as appear by reference to said
plat.

THIS is the identical property conveyed to the Mortgagor by deed of R. C.
Ayers, recorded in Deed Book 1036 at page 758 on March 24, 1976 in the
RMC Office for Greenville County.

THIS mortgage is second and junior in lien to that certain mortgage held
by South Carolina Federal Savings and Loan Association, recorded on
October 3, 1975 in Mortgage Book 1350 at Page 353 in the original amount
of \$20,000.00.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
I, _____
Notary Public in and for the State of South Carolina
My Commission Expires _____

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident
or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto
fall of the same being deemed part of the Property and included in any reference thereto.

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