

DEC 26 4 48 PM '82

JOHN H. ANDERSLEY
R.M.C.

BOOK 1590 PAGE 328

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, ERIE P. AYERS, JR. and FRANCES K. AYERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHESTER A. REECE

(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 NINE THOUSAND, NINE HUNDRED TWENTY EIGHT

*20X
3KB
CAR*

and 29/100----- Dollars (\$ 29,928.29) due and payable in 104 equal monthly installments of \$536.05 each, beginning January 1, 1983, and continuing in like amount on the first day of each month thereafter until paid in full, with final payment being due on August 1, 1991. *ppk*

with interest thereon from January 1, 1983 at the rate of 16% per centum per annum, to be paid: monthly by amortization

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, in O'Neal Township, located about two miles north from Greer, S. C., on the northern side of Old CCC Camp Road and being shown on plat of property made for McClimon & Hill, Inc., by Wolfe & Huskey, Inc., dated March 28, 1977, and recorded in Greenville County Plat Book 6-B at Page 44, and having the following metes and bounds, to-wit:

BEGINNING in the center of Old CCC Camp Road, corner of Grady Belcher, and running thence with Belcher, N. 13-18 W. 615.9 feet to old pin, corner of M. M. Bryant Subdivision, plat book CCC, Page 207; thence S. 85-15 E. 52.1 feet to old pin; thence S. 61-15 E. 290.1 feet to old pin; thence S. 49-26 E. 64.2 feet to pin; thence S. 46-55 E. 65.1 feet to pin; thence N. 60-31 E. 51.5 feet to pin; thence S. 11-13 E. 173 feet to pin; thence with Sudduth, S. 66-48 W. 166.5 feet to old pin; thence with Sudduth, S. 08-00 W. 276 feet to center of said road; thence with center of said road, N. 55-15 W. 193 feet to the beginning corner.

LESS, HOWEVER: ALL that piece, parcel or lot of land in O'Neal Township, County of Greenville, State of South Carolina, located about two miles north from Greer, S. C., on the northern side of Old CCC Camp Road, and being shown on plat of property made for Charles M. & Evelyn M. Haws by Wolfe & Huskey, Inc., dated May 8, 1978, and having the following metes and bounds, to-wit:

BEGINNING at a nail in center of CCC Camp Road, corner of property now or formerly of Grady Belcher, and runs thence N. 13-18 W. 30 feet to pin on north side of said road; thence on the same course for a total distance of 175 feet to pin; thence along with the within mortgagors, S. 73-03 E. 131.8 feet to a pin; thence still with the within mortgagors, S. 01-09 W. 189.2 feet to a nail in center of said road; thence with the center of said road, N. 55-03 W. 100 feet to the beginning corner, and containing 0.41 acres, more or less.

This is the same property conveyed to the mortgagors herein by deed of Charles M. Haws and Evelyn M. Haws, dated January 4, 1982, and recorded that same date in Greenville County Deed Book 1160 at Page 430.

*It is specifically understood and agreed by mortgagors that the five house trailers owned by mortgagors and presently situate on the subject real estate have become affixed to and become a part of the land above-described, and as such form a part of the security covered by and are subject to the lien of this mortgage. It is specifically understood and agreed, however, that upon reduction of the above principal balance to Sixteen Thousand and No/100 (\$16,000.00) Dollars, the five house trailers above-mentioned will be released from the lien of this mortgage.

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.

328

4328-RV-2