

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
SEP 16 4 58 PM '83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

1628 178

WHEREAS, BONNIE M. TOOTHMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARTIN P. AYERS

(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

Eight Thousand and 00/100-----Dollars (\$ 8,000.00----) due and payable

in accordance with terms and conditions of
note of even date

with interest thereon from at the rate of per centum per annum, to be paid:

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

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, lying on the south side of Springbrook Drive, being shown as and known as Lot No. 3 on a plat of property entitled "plat of lots of Albert Taylor, Gantt Township," Greenville County, South Carolina, by Terry T. Dill dated April 14, 1955, recorded in the R.M.C. Office for Greenville County, in Plat Book II at Page 129 and having according to said plat such metes and bounds as appear thereon.

THIS being the same property conveyed to the Mortgagor herein by deed of Martin P. Ayers dated September 15, 1983 and recorded in the R.M.C. Office for Greenville County in Deed Book 1126 at Page 46 on September 16, 1983.

THIS conveyance is made subject to any restrictions, reservations, zoning ordinances, rights-of-way or easements that may appear of record, on the recorded plat or on the premises.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
INDEXED
SEP 20 1983

513
512
511
510
509
508
507
506
505
504
503
502
501

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.

BR 710

4328-11-2