

MAY 15 9 44 AM 1963
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ALECK G. KING AND WILMA S. KING

(hereinafter referred to as Mortgagor) is well and truly indebted unto RONALD C. 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

THREE HUNDRED SEVENTY-SEVEN AND 75/100ths-----Dollars (\$ 377.75) due and payable

in monthly installments of \$20.00 each, beginning on June 15, 1963 and \$20.00 each month thereafter until paid in full

with interest thereon from date at the rate of SIX (6) per centum per annum, to be paid: monthly

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, and near the City of Mauldin, known and designated as Lot No. 3 on a plat of the S. M. Forrester property, prepared by C. C. Jones, Engineer, March 23, 1956, and recorded in Plat Book "ZZ", Page 75, and being located on the south side of Sunrise Drive. For a more complete description reference is hereby made to the above mentioned plat.

As a part of the consideration hereto, the grantee assumes and agrees to pay a certain mortgage in favor of C. Douglas Wilson and Co., recorded in Mortgage Book 890 at Page 9, upon which the present balance due is \$11,290.78.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

*Paid in full May 14, 1968.
R. C. Ayers same as Ronald C. Ayers
Witness John Luther Sullivan
Carl Hughes*

RECORDED AND CANCELLED OF RECORD
20 DAY OF March 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:59 O'CLOCK A. M. NO. 22216