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United Federal Savings and Loan Association

R.M.C.
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. C. AYERS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:
WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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-eight Thousand Eight Hundred and No/100-----

DOLLARS (\$ 28,800.00), with interest thereon from date at the rate of eight & three-quarters per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.
October 1, 2005

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, being known and designated as Lot No. 5, on Plat of Colonial Acres, Section II, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at page 20, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Carriage Lane, joint front corner of Lots 5 and 6 and running thence with the common line of said lots, N. 17-30 W. 244.4 feet to a point, joint rear corner of said lots; thence with the rear line of Lot 5, N. 59-02 E. 83.5 feet to a point; thence continuing with the rear line of Lot 5, N. 78-34 E. 130.9 feet to a point; thence turning and running S. 4-51 E. 241.9 feet to a point on Carriage Lane; thence turning and running with Carriage Lane S. 72-30 W. 100 feet to the point of beginning.

This property is a part of the same conveyed to the Mortgagor herein by deed of W. D. Brown recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 709, at page 179.

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