

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
SEP 18 3 25 PM '80

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN STAN ERSLEY
R.M.C.

WHEREAS, Ronald C. Ayers, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. V. Magill
of 103 West Stone Aveune, Greenville, S. C. 29609

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of

-----Nine Thousand----- Dollars (\$ 9,000.00) due and payable

in semi-annual installments of \$1,500.00 commencing March 18, 1981, and
continuing on the 18th day of September and March of each year, until
paid in full. Payments to apply first to interest, the balance to principal
with interest thereon from date at the rate of 13 1/2 per centum per annum, to be paid: semi-annually

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, Austin Township, being shown and designated
as a portion of Lots 6 and 7 on a Plat of Property of Marsmen, Inc., re-
corded in Plat Book S, at Page 75, in the RMC Office for Greenville County,
and according to a more recent survey entitled "Property of R. C. Ayers, Jr.",
Dated March 6, 1978 and revised September 10, 1980, which is recorded in
Plat Book 3 E at Page 25, being a 2.59 acre tract and having the metes
and bounds as shown thereon.

THIS is a portion of the property conveyed to the Mortgagor herein by deed
of R. V. Magill, dated April 13, 1978, and recorded in Deed Book 1077 at
page 386.

SC10 ----- 2 SEP 18 80 602

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 03.60
SEP 18 1980

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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.

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