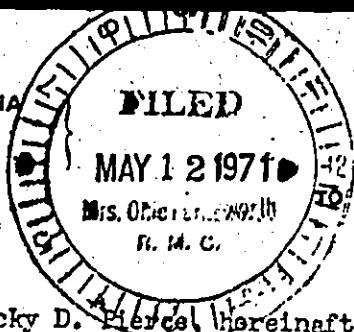


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1190 PAGE 315

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jacky D. Pierce, hereinafter called Mortgagor

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of S. C., Landrum Office, Landrum, 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

Four hundred thirty-two & 60/100----- Dollars (\$ 432.60) due and payable in twelve (12) monthly installments of \$36.05 each, commencing June 1, 1971 and on the same day of each successive month thereafter until said indebtedness is paid in full.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: as stated above

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, State of South Carolina, about three miles west of Landrum, designated as Lot No. 1 on Survey for Mayfield Pierce Estate, Greenville County, South Carolina, made by W. N. Willis, Engineer, Spartanburg, South Carolina, on 11-25-1968, reference to which is hereby made for all particulars, and having the following metes and bounds: BEGINNING in the center of a road leading to Landrum, South Carolina, and running thence along the center of said road, N. 53-20 E. for a distance of 227.7 feet to a point in the center of said road; thence S. 7-36 E. for a distance of 22 feet to an iron pin; thence, S. 7-36 E. for a distance of 457 feet to an iron, a total distance of 479 feet (see survey); thence S. 76-45 W. for a distance of 260.5 feet to an old iron pin just west of a branch; thence, along the west bank of said branch, N. 9-56 E. for a distance of 86 feet to an old iron pin; thence, along the northwest bank of said branch, N. 61-55 E. for a distance of 102 feet to an old iron pin; thence, N. 20-05 W. for a distance of 264 feet to an old iron pin; thence, N. 20-05 W. for a distance of 22 feet to a point in the center of said road leading to Landrum, the beginning corner, a total of 286 feet (see survey); containing 1.6 acres, more or less.

ALSO, All that lot or parcel of land designated as Lot No. 2 on the above-mentioned plat and survey and having the following metes and bounds: BEGINNING at a point in the center of a road leading to Landrum, South Carolina and running thence along the center of said road N. 53-20 E. for a distance of 180 feet to a point in the center of said road; thence, S. 7-36 E. for a distance of 22 feet to an iron pin; thence, S. 7-36 E. for a distance of 507 feet to an iron pin, a total distance of 535 feet (see survey); thence, S. 76-45 W. for a distance of approximately 171 feet to an iron pin (see survey - distance not entered thereon); thence, N. 7-36 E. for a distance of 22 feet to the point in the middle of the road leading to Landrum, the beginning corner, a total distance of 479 feet (see survey); containing 1.8 acres, more or less.

The above-described lots or parcels of land is a portion of the land conveyed to J. J. Gentry, Jr., by Eva G. Berry as Trustee on September 11, 1932, by deed recorded in the office of R. M. C. for Greenville County in Book 275, page 387, and being a portion of the property conveyed to me by J. J. Gentry, Jr., on October 29, 1945, and recorded in Vol. 293, Page 6, R. M. C. Office for Greenville County on November 14, 1945.

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.