

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
APR 15 1 17 PM '76
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James McDuffie Stroud and Sandra H. Stroud

(hereinafter referred to as Mortgagor) is well and truly indebted unto James A. Pierce, Jr.

(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 -----

Eleven Thousand and No/100----- Dollars (\$ 11,000.00) due and payable as per the terms of said note;

with interest thereon from date at the rate of nine per centum per annum, to be paid: as per the terms of said note.

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:

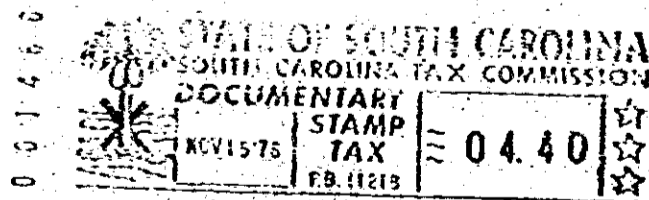
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located near Marietta, S. C., and according to Plat of Survey prepared by W. R. Williams, Jr., Engr./Surveyor #3979, 15 South Main Street, Travelers Rest, S. C., dated April 20, 1976, having the following metes and bounds, to-wit:

BEGINNING at an iron pin situated 33 feet from the center line of Dacusville Road and running along the line of Penland property N. 21-40 W. 270 feet to a corner iron pin; thence still along the line of Penland property N. 68-20 E. 150 feet to a corner iron pin; thence still along the line of Penland property S. 21-40 E. 270 feet to an iron pin situated 33 feet from the center line of said Dacusville Road; thence along the line of said Dacusville Road S. 68-20 W. 150 feet to an iron pin, the point of beginning, and being 548 feet, more or less, from Shipman Road, as shown on said plat.

This being the identical property conveyed to the mortgagors herein by deed of Adith R. Penland, dated April 28, 1976, and recorded on the same date in the RMC Office for Greenville County in Deeds Book 1035, at Page 389.

This is a second mortgage.

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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.

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