

MORTGAGE

JUN 24 12 35 PM '77

RONNIE S. TANNERSLEY

THIS MORTGAGE is made this 23rd day of June 19. 77., between the Mortgagor... Bennie W. Pierca (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One Thousand and no/100 (\$21,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1st, 2007

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: All that piece, parcel or lot of land lying, being and situate on the South side of Gary Ave. about 1 1/2 miles East of Simpsonville, in Austin Township, County and State aforesaid, and being known and designated as Lot No. Seventeen (17) of the B. F. Reeves Subdivision as shown on plat prepared by H. S. Brockman, Reg. Surveyor, dated Sept. 14, 1958 and which plat has been recorded in the R. M. C. Office for said County in Plat Book 00, pages 190 and 191. This being the same property which was conveyed to Milus E. Mills and Beverly O. Mills by B. F. Reeves by deed recorded in said office on May 4, 1967 in Deed Book 819, page 59. And this being the same property which was conveyed to mortgagor herein by Milus E. Mills and Beverly O. Mills by deed which will be recorded forthwith in the said office.



which has the address of Gary Ave., Simpsonville, S. C. (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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