

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ^{PEARCE} DAVE ~~PEARCE~~

hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS TRUST

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 Five Thousand and No/100

Dollars (\$ 5,000.00) due and payable

\$124.43 per month commencing January 1, 1978, and \$124.43 on the 1st day of each and every month thereafter until paid in full.

with interest thereon from hereof at the rate of nine (9) per centum per annum, to be paid Monthly

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, in Bates Township, being known and designated as Lot # 8 of Property of Ollie B. Parrett as shown on plat thereof by Terry T. Bill dated August, 1956 and recorded in the REC Office for Greenville County in Plat Book FF at page 485 and being described as follows:

BEGINNING at an iron pin on the northwestern side of Belvue Road at the joint front corner of lots 8 and 9 and running thence N. 47-25 W. 200 feet to an iron pin at the joint rear corner of lots 8, 9, 13, and 20; thence along the line of Lot 20, N. 42-35 E. 100 feet to an iron pin at the joint rear corner of lots 7 and 8; thence S. 47-25 E. 200 feet to an iron pin on the northwestern side of Belvue Road; thence along Belvue Road, S. 42-35 W. 100 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by deed recorded in the REC Office for Greenville County in Deed Book 1069 at page 160, recorded on October 28, 1977. This property was conveyed to the Mortgagor from Robert E. Pittman.

Note and mortgage due and payable in full at any change of ownership.

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.

4328 RV-2