

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
AUG 23 12 35 PM '78
DORRIS S. TANKERSLEY
R.M.C.

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

WHEREAS, WILLIAM C. PIERCE, JR. AND MARY ANN P. PIERCE

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 Two Thousand One Hundred Sixty Three and 12/100-----

----- Dollars (\$ 2,163.12) due and payable

in accordance with terms of note of even date herewith

including
with interest thereon from date at the rate of 12.67 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, at the intersection of White Horse Road and Farmington Trail, and shown and designated as Lot No. 1 of a subdivision known as Farmette Heights, plat of same having been prepared by Carolina Engineering & Surveying Co., dated December, 1964, and recorded in the R.M.C. Office for Greenville County in Plat Book KKK, Page 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the northeast corner of the intersection of White Horse Road and Farmington Road, and running thence with White Horse Road N. 21-29 E., 447.1 feet to an old iron pin; thence S. 70-30 E., 590.0 feet to corner of Lot No. 3; thence with line of said lot S. 28-01 W., 275.5 feet to corner of Lot No. 2; thence with line of said lot S. 65-04 W., 400.0 feet to Farmington Road; thence with Farmington Road N. 35-17 W., 116.3 feet; thence N. 52-34 W., 114.6 feet; thence N. 62-57 W., 69.4 feet to the point of beginning, containing 5.9 acres, according to said plat.

This is the same property conveyed to the mortgagors by deed of McLain Hall, Trustee, recorded in the R.M.C. Office for Greenville County on June 13, 1972, in Deed Book 946, Page 205.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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STAMP
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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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