

8 Susan Dr.
Greenville, S.C.
29611

MORTGAGE OF REAL ESTATE -

NTC

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1510 PAGE 796

1980 SEP 11 AM 11:08 L WHOM THESE PRESENTS MAY CONCERN:

BARBERY

WHEREAS, DAVID L. PEARCE

(hereinafter referred to as Mortgagor) is well and truly indebted unto LEO FRANKLIN BROWN, GLADYS BROWN ARMSTRONG, JESSIE DEAN BROWN and CECIL BROWN BATSON

(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 Twenty Thousand, Eight Hundred and NO/100-----

Dollars (\$ 20,800.00) due and payable

in thirty-six (36) monthly installments of \$200.00 commencing Sept. 1, 1980, with the balance of \$19,685.85 due at the end of said thirty-six (36) month period.

with interest thereon from _____ date _____ at the rate of 10% _____ per centum per annum, to be paid: at maturity

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, being known as 18 acres, more or less, as shown on plat of Survey of Property of Luther C. Brown and Lillie B. Brown, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a nail and cap in the center line of Old White Horse Road, at the joint front corner of tract herein conveyed and property, now or formerly, of Barbery; running thence S. 27-52 E. 944.43 feet to an iron pin; thence running along property, now or formerly, of Rice, S. 05-03 E. 1143.8 feet to a stone; thence turning and running N. 32-40 W. 1881.32 feet to a nail and cap in the center line of Old White Horse Road; thence turning and running along the center line of Old White Horse Road, N. 50-33 E. 127.24 feet to a nail and cap; thence continuing along the center line of Old White Horse Road, N. 50-27 E. 486.35 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of Leo Franklin Brown, et al, of even date, to be recorded herewith.

RECORDED

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 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.

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