

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

OCT 20 3 15 PM '80

1521 277

BONNIE TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Barbara P. Britt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jeanette Pierce and Sam Pierce

(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 Thirty-Two Thousand One Hundred Ninety-Three and 64/100-----Dollars (\$32,193.64) due and payable in monthly installments of Two Hundred Eighty-Two and no/100 (\$282.00) Dollars per month

with interest thereon from date at the rate of N/A per centum per annum, to be paid: N/A

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 about four miles West of Landrum, S. C. and according to the plat surveyed for Jeanette Pierce by Carolina Surveying Company on November 28, 1975 as having the following metes and bounds, to-wit:

BEGINNING at a nail in the center of the road and running thence S. 11-35 W. 183 feet to an old iron pin; thence along the boundary of Jesse Gosnell Estate S. 64-05 E. 1139 feet to an old iron pin; thence along the boundary of Belue S. 2-30 E. 1274.5 feet to an iron pin; thence along the boundary of Cecil's Inc. N. 81-00 W. 1194 feet to an old iron pin; thence along the boundary of L. L. Hyder N. 21-00 W. 918.7 feet to an iron pin; thence along the boundary of Cecil's Inc. N. 14-05 E. 865 feet to a nail in the center of the road; thence up the center of the road, N. 78-40 E. 311 feet to the beginning.

This conveyance is subject to the rights of way of the public along the road as shown on said plat. This conveyance is the identical property conveyed to the within Mortgagor by deed of Jeanette Pierce to be recorded herewith.

This mortgage is being given to Jeanette Pierce and Sam Pierce or the Survivor of them for and during the term of their natural lifetime for security that they might be obligated to Tryon Federal Savings and Loan of Tryon, N. C., on nineteen (19) acres with the improvements thereon on Oak Grove Road, Glassy Mt. Township, Route 2, Landrum, South Carolina, the mortgagor herein agrees to be obligated to continue making the payments on the property of nineteen (19) acres to Tryon Federal Savings and Loan in Tryon, N. C. after the death of both of the mortgagees herein or the survivor of them.

This mortgage is null and void upon the death of both of the mortgagees herein.

STATE OF SOUTH CAROLINA
THE CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 12.88
99 11215

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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