

State of South Carolina  
County of GREENVILLE  
DONNIE S. TANKERSLEY  
R.M.C.

FILED  
GREENVILLE CO., S.C.  
FEB 4 11 29 AM '81

BOOK 1531 PAGE 678  
Mortgage of Real Estate



THIS MORTGAGE made this 29th day of January, 1981,  
by John R. Pierce and Patsy A. Pierce

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is 301 East North Street, Greenville,  
South Carolina 29601

WITNESSETH:

THAT WHEREAS, John R. Pierce and Patsy A. Pierce  
is indebted to Mortgagee in the maximum principal sum of Sixteen Thousand and No/100  
Dollars (\$ 16,000.00 ), which indebtedness is  
evidenced by the Note of John R. Pierce and Patsy A. Pierce of even  
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of  
which is 181 Days (July 29, 1981) after the date hereof, the terms of said Note and any agreement modifying it  
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid  
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the  
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,  
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by  
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other  
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all  
indebtedness outstanding at any one time secured hereby not to exceed \$ \_\_\_\_\_, plus interest thereon, all  
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,  
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,  
the following described property:

ALL that 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, Butler Township, and being described  
as Tract No. 2, on plat and survey entitled "Property of Ben Perry McCall",  
prepared by Gould & Associates, dated 5/5/76, containing 5.17 acres, more  
or less, said Plat being recorded in the RMC Office for Greenville County  
in Plat Book 5-R at Page 82, having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Anderson Ridge Road at the  
joint corner of Property of E.D. Steading and John R. and Patsy A. Pierce  
Property and running thence with said Road, S. 29-22 E. 339.36 feet to a  
nail and cap in the center of said road; thence continuing with said road  
S. 30-51 E. 33.93 feet to an iron pin; thence running N. 43-21 E. 153.98  
feet to an iron pin; thence running N. 55-01 E. 257.38 feet to an iron  
pin; thence running N. 59-08 E. 74.84 feet to an iron pin; thence running  
N. 67-13 E. 86.07 feet to an iron pin; thence running N. 72-27 E. 103.68  
feet to an iron pin; thence running N. 34-08 W. 425.05 feet to an iron pin;  
thence running S. 51-25 W. 602.96 feet to point of beginning.

THIS being the same property conveyed to mortgagors by deed of Ben Perry  
McCall dated September 27, 1976, recorded in the RMC Office for Greenville  
County, S.C., in Deed Book 1044 at Page 313.

THIS IS A THIRD MORTGAGE

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or  
appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the  
same being deemed part of the Property and included in any reference thereto):

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