

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 7 9 28 AM '83  
DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, I, PEGGY A. PIERCE

(hereinafter referred to as Mortgagor) is well and truly indebted unto PEGGY A. PIERCE, as Guardian of Barbara Jo 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 Two Thousand, Six Hundred and No/100-----

----- Dollars (\$ 2,600.00 ) due and payable according to the terms of the note of even date herewith for which this mortgage stands as security.

with interest thereon from date hereof at the rate of 12% per centum per annum, to be paid: monthly by amortization

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, on the eastern side of Eunice Drive, being known and designated as Lot No. 5, as shown on a Plat of Property of Mae Davis Hill, which plat is recorded in the RMC Office for Greenville County in Plat Book MM at Page 5, and having, according to said plat, the following metes and bounds, to-wit:

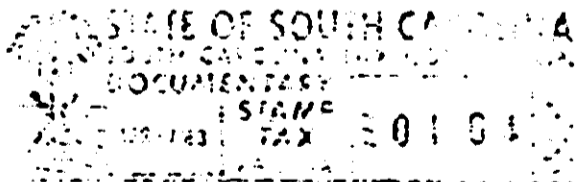
BEGINNING at an iron pin on the eastern side of Eunice Drive at the joint front corner of Lots 4 and 5 and running thence with the common line of said lots, S. 81-40 E. 184.4 feet to an iron pin; thence running S. 2-15 W. 81.8 feet to an iron pin at the joint rear corner of Lots 5 and 6; thence with the common line of said lots, N. 82-05 W. 185.1 feet to an iron pin on the eastern side of Eunice Drive; thence with the line of said Eunice Drive, N. 3-45 E. 85 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of W. M. Rose, dated October 7, 1971, and recorded October 11, 1971, in Greenville County Deed Book 927 at Page 243.

THIS IS A SECOND MORTGAGE, junior in lien to that mortgage from Peggy A. Pierce to Carolina National Mortgage Investment Co., Inc., dated October 7, 1971, and recorded October 11, 1971, in Greenville County REM Volume 1209 at Page 451.

Mortgagee's address: 205 Eunice Drive, Greenville, S. C., 29611.

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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 heat,ng. 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.