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GREENVILLE  
SEP 1 9 12 AM '83

# MORTGAGE

996-1025 PAGE 261

THIS MORTGAGE is made this 12th day of September, 1983, between the Mortgagor, JACK L. PIERCE (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1998

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in the county of Greenville, state of South Carolina, Bates Township, on the E/S of Sycamore Drive, being shown as Lot No. Eight (8) on plat of survey entitled "Property of E. S. Guest and Terry F. Guest," made by T. T. Dill, Surveyor, August 2, 1958, and having according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING on the E/S of Sycamore Drive, joint corners of Lots 8 and 9, and running with the common lines of said lots N. 71-15 E. 150 feet to an iron pin on the B. H. Pierce line; thence following the B. H. Pierce line S. 18-45 E. 150 feet to an iron pin; thence S. 71-15 W. 150 feet to an iron pin on the E/S of Sycamore Drive; thence following said Sycamore Drive N. 18-45 W. 150 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Charlie F. Shirley recorded in the R.M.C. Office for Greenville County, South Carolina, on November 30, 1976, in Deed Volume 1047 at Page 14.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
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which has the address of Route 2, Sycamore Drive, Marietta, SC 29661 (herein "Property Address");  
[Street] [City]  
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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