

RT 7 BOX 480
PIEDMONT, S.C. 29673

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Vol. 1307 Page 713
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE, S.C.

WHEREAS, BARBARA PIERCE

JUN 14 2 23 PM '84

(hereinafter referred to as Mortgagor) is well and truly indebted unto
P. Cross

R.H. JAMES WALTER CROSS AND MADGE
P. CROSS

(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 Fourteen thousand and no/100ths (\$14,000.00)-----
-----Dollars (\$ 14,000.00) due and payable

with interest thereon from at the rate of 13.5 per centum per annum, to be paid:
On or before August 1, 1986 with no penalty for pre-payment, per the terms of the promissory note signed by the parties dated June 13, 1983.
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 shown as Lot 16 on plat of Spring Forest, which plat is recorded in Plat Book XX, at page 126 in the RMC Office, and also shown on plat prepared for James Walter Cross and Madge P. Cross, which plat is recorded in Plat Book 8X at page 23, and having such courses and distances as will appear by reference to said latter plat.

This is the same property conveyed to Mortgagor by deed of even date to be filed in the RMC Office of Greenville County, South Carolina.

This mortgage is third in nature to that mortgage given to collateral Investment Co. recorded in Book 1507 at page 204 and that mortgage given to SCN Bank recorded in Book 1609 at page 926, both recorded in the RMC office for Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUN 14 '84
TAX
\$ 05.60
PB 11218

1 JUN 14 84 1214

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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

4. CREDIT 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.

RT 7 BOX 480

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