

FILED
GREENVILLE CO. S. C.

BOOK 1198 PAGE 419

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OLLIE FARNSWORTH
R. M. C.

Saluda Valley Federal Savings & Loan Association

Williamston, South Carolina

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

} ss:

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

H. E. PEARCE AND ERAHLENE T. PEARCE

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SALUDA VALLEY FEDERAL SAVINGS AND LOAN ASSOCIATION OF Williamston, S. C., (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 SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 -----

DOLLARS (\$17,500.00), with interest thereon from date at the rate of eight (8%) per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

June 1, 1991

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

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, at Ware Place, being a portion of the property of J. B. and Ellis King, and being more particularly described as Lot No. 2 of said property, according to a survey made October 10, 1965, by C. O. Riddle, Registered Engineer, and having, according to said plat, and survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of Old Hundred Road at an intersection with an unnamed street running due north, and running N. 19-45 E. 35.4 feet to an iron pin; thence with the western side of an unnamed street, N. 25-15 W. 175 feet to an iron pin on said unnamed street; thence S. 64-45 W. 150 feet to an iron pin, joint rear corner of Lots Nos. 1 and 2; thence with the common line of Lots Nos. 1 and 2, S. 25-15 E. 200 feet to an iron pin on the northwest side of Old Hundred Road; thence with Old Hundred Road, N. 64-45 E. 125 feet to an iron pin on the north side of Old Hundred Road, the point of beginning.

ALSO: All those pieces, parcels or lots of land in Oak Lawn Township, Greenville County, State of S. C., at Ware Place, being designated as Lots Nos. 1 and 3, of the property of J. B. and Ellis King, as shown on a plat thereof made by C. O. Riddle, Registered Surveyor, and having, according to said plat, dated October 1965, the following metes and bounds, to wit:

BEGINNING at an iron pin on an unnamed street approximately 175 feet north of its intersection with Old Hundred Road at the joint corner of Lots Nos. 2 and 3, and running thence with the west side of said unnamed street, N. 15-44 W. 110.15 feet to an iron pin at the joint front corner of Lots 3 and 4; thence with the common line of Lots 3 and 4, S. 84-46 W. 202.5 feet to an iron pin in the Marvin C. Woodson line; thence with the Marvin C. Woodson line, S. 0-23 E. 196.4 feet to an iron pin at the joint rear corners of Lots 3 and 1; thence continuing with the Marvin C. Woodson line, S. 0-23 E. 61.5 feet to an iron pin; thence continuing with the Marvin C. Woodson line, S. 0-35 W. 160.2 feet to an iron pin on the north side of Old Hundred Road; thence with the North side of Old Hundred Road, N. 64-45 E. 200 feet to an iron pin, joint corner of Lots 1 and 2; thence with the common line of Lots 1 and 2, N. 25-15 W. 200 feet to an iron pin in the line of Lot 3; thence N. 64-45 E. 150 feet to an iron pin on the west side of said unnamed street, the point of beginning, and being Lots Nos. 1 and 3 in their entirety.