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GREENVILLE CO. S.C.

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MORTGAGE

1003-1132

1307 PAGE 693

STATE OF SOUTH CAROLINA,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JACK PEARSON AND
CAROLE H. PEARSON, HIS WIFE

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

WHEREAS, the Mortgagor is well and truly indebted unto TRYON FEDERAL SAVINGS AND LOAN ASSOCIATION OF TRYON, N. 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

Eighteen thousand three hundred sixty-five and 13/100
DOLLARS (\$ 18,365.13) with interest thereon from date at the rate as specified in said note, said principal and interest to be repaid 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;

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:

TRACT #1: All that piece, parcel or lot of land in Glassy Township, Greenville County State of South Carolina, BEGINNING on an iron pin, said iron pin being a common corner of the property now or formerly belonging to Henson and the Tract herein conveyed, and said iron pin being the terminus of the eighth call in a deed from D. B. Williams and Janet D. Williams to Deaver B. Williams, Jr. and Helen T. Williams, recorded in Deed Book 555 at Page 443 in the Office of the Register of Mesne Conveyance of Greenville County, South Carolina; thence from said beginning point South 55 degrees 43' West 395 feet to an iron pin, said iron pin being the Southwestern corner of the tract herein conveyed; thence North 27 degrees 16' West (passing an iron pin at 544 feet and passing another iron pin at 613 feet) 650 feet to a point located in the old Tugaloo Road, said point being designated by an iron pin offset South 27 degrees 16' East 37 feet; thence with said road North 55 degrees 34' East 328 feet to a point in said road; thence with the line of the property now or formerly belonging to Henson South 33 deg. 37' East 645 feet to the point of beginning, containing 5.0 acres, as shown and delineated upon an unnamed plat which was prepared for Deaver B. Williams, Jr. by J. Q. Bruce, Registered Surveyor, S. C. No. 667.

TRACT #2: All that piece, parcel or lot of land in Glassy Mountain Twp., Greenville County, State of South Carolina, with improvements thereon, on the North side of the Tugaloo Road, except where it crosses same at one corner, which according to a Plat made for T. D. Davis (in connection with his sale of the same to J. J. Boone and Lillie L. Boone, Grantees herein, by J. Q. Bruce. Reg. Sur. October 22, 1951, which plat is being recorded, is more fully described as follows: BEGINNING at an old stone on the South edge of Tugaloo Road running South 75 West 759 feet to a stake in North edge of Tugaloo Road; thence South 54 West 626 feet to a point in middle of said road; thence South 48 West 288 feet to a point in old road at J. M. Williams corner (reference White Oak at South 83 West 26 feet); thence North 11 East with J. M. William's line 742 feet to a stake (reference old iron pin South 81 West 22 feet); thence North 78 West 132 feet to a small persimmon tree by rock pile; thence North 68 East with line of Evans land 1465 feet to old White Oak tree; thence with line of Evans land South 8.15 East 545 feet to the BEGINNING, containing sixteen and seven-tenths (16.7) acres, more or less, and being all the land conveyed to Mary A. Davis by M. L. Davis by deed dated April 30, 1925 and recorded in Deed Book 83, Page 420, and later conveyed by her executor to T. Brooks Davis et al and by T. Brooks Davis et al to the Grantor herein by deed recorded in Deed Book 269, Page 176 on November 14, 1944, and said by those deeds to contain seventeen and one-fourth acres, more or less.

TRACT #3: All that certain tract of land situate, lying and being in Glassy Mountain Twp., Greenville County, State of South Carolina, containing 12.54 acres, more or less, as shown on a survey for Bernhard Ludvigsen, prepared by W. N. Willis, RLS, on Feb. 21, 1974 and having the following metes and bounds: BEGINNING at an iron pin about 800 feet West of S. C. Highway No. 11 at the Southeast corner of said tract and running thence S 69-00 W. 1124 feet to an old iron pin; thence S. 69-00 W. 156 feet to an old iron pin; thence N. 74-00 W 298 feet to an iron pin; thence along a new line through the Ludvigsen property N. 29-20 E. 234 feet to an iron pin; thence N. 43-26 E. 600 feet to an iron pin; thence N. 89-30 E. 200 feet to an iron pin; thence N. 71-13 E. 240 feet to an iron pin and thence S 42-40 E. 553 feet to the beginning corner. This being a portion of the 100.8 acres, more or less, conveyed to the Grantor herein by a certain deed recorded in the RMC Office for Greenville County in Deed Book 901 at Page 5. This conveyance is made subject to any and all restrictions or easements that may appear of record. on the recorded plat(s) or on the premises.

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