

MORTGAGE OF REAL ESTATE—~~Office of FILE & COPY~~, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 1 3 01 PM. 1966

MORTGAGE OF REAL ESTATE

BOOK 1037 PAGE 37

OLLIE FANNING WORTH
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JACK LAMAR PIERCE

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRED JOHNSON

(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 Seventy One Hundred Fifty and no/100 -----

Dollars (\$ 7150.00) due and payable

at the rate of Sixty and no/100 (\$60.00) Dollars per month beginning 30 days from date and a like amount each month thereafter until paid in full, ~~payments to apply first to interest and balance to principal~~ Mortgagor reserving the right of anticipating the entire balance or any part thereof, at any time, without penalty.

with interest thereon from date at the rate of Six per centum per annum, to be paid ~~MONTHLY~~ semi-annually

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, Bates Township, containing 18.58 acres, more or less, and having according to a plat of the property of George H. Pierce prepared by J. C. Hill, September 28, 1965, and recorded in Plat Book _____, Page _____, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Dacusville Road at the corner of property of B. H. Pierce and running thence with the center of Dacusville Road, S. 62 W., 177 feet to a point; thence continuing with said road, S. 76-15 W., 143.5 feet to a point; thence N. 18-30 W., 2081.7 feet to a stone and old iron pin at branch; thence down and with the center of said branch as the line, 390 feet, more or less, to a stone and old iron pin in line of property now or formerly of Eppes; thence with the Eppes line, S. 26-30 E., 1426 feet to an iron pin; thence S. 52 W., 275.9 feet to a point; thence S. 25 E., 396 feet to the point of beginning.

THIS IS A PURCHASE MONEY MORTGAGE.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 36 PAGE 6

SATISFIED AND CANCELLED OF RECORD
26 DAY OF Jan 1976
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:28 O'CLOCK P. M. NO. 18907