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MERSLEY
M.C.

MORTGAGE

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THIS MORTGAGE is made this 30th day of August 1979 between the Mortgagor, WILLIAM E. PIERCY AND KATHLEEN W. PIERCY (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 500 East Washington Street, P.O. Box 10148, Greenville, S. C. 29603 (herein "Lender").

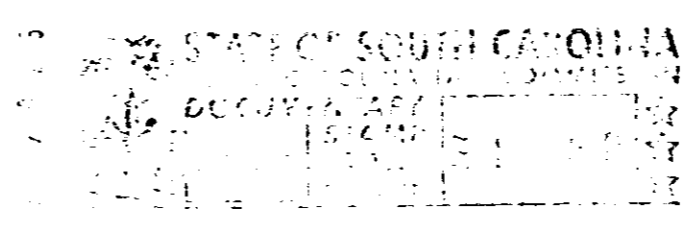
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$44,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009.

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 on the southwestern side of West Circle Avenue near the City of Greenville, in the County of Greenville, State of South Carolina and shown as a .39 acre tract on a plat of property of Mrs. W. T. Knox, dated August 28, 1974, and according to said plat has the following metes and bounds, to-wit:

beginning at an iron pin on the Southwestern side of West Circle Avenue at the joint corner of this property and other property now or formerly of Roy B. Patterson; running thence along other now or formerly of Roy B. Patterson, S. 47-04 W. 103.9 feet to an iron pin; running thence N. 84-42 W. 82.3 feet to an iron pin in line of property now or formerly of E. B. McElveen; running thence with that line N. 44-33 W. 58 feet to an iron pin to property now or formerly of Adams; running thence with Adams line, N. 52-13 E. 182.3 feet to an iron pin on the Southwestern side of West Circle Avenue; running thence with said avenue, S. 30-13 E. 105.4 feet to an iron pin, point of beginning.

This being the same property acquired by the Mortgagors herein by deed of Marie C. Knox of even date to be recorded herewith.



which has the address of 130 West Circle Avenue, Greenville, S. C. 29607 (herein "Property Address");

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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