

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
S. C.
FEB 23 2 21 PM '80
DONNIE S. LAYMERSLEY
R.M.C.

2003 1496 341

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 19th day of February, 1980, by M. Dennis Pearson and Betty L. Pearson hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Twenty-One Thousand Fifteen and 31/100-- (\$21,015.31) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 180 consecutive monthly instalments of Two Hundred Ninety-Four and 13/100----- (\$ 294.13) Dollars each, the first instalment being due March 15, 1980, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property

ALL that lot of land with all improvements thereon or hereafter constructed thereon in the County of Greenville, State of South Carolina, in Highland Township, being shown on plat of Wm. Haden Bryant, recorded in Plat Book MM, Page 33, containing 17.6 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Few's Bridge Road at corner of property of A. L. Cannon and running thence N. 36-12 W., 586.9 feet to iron pin; thence N. 75-40 E., 207 feet to iron pin; thence N. 35-22 W., 700.6 feet to iron pin; thence S. 70-37 W. along property of T. Irving Forrester, 163.3 feet to iron pin; thence S. 61-02 W., 675 feet to iron pin; thence S. 46-01 E., 1246.3 feet to a point in center of Few's Bridge Road; thence along center of said road, N. 65-20 E., 232.3 feet to iron pin; thence N. 73-57 E., 196.5 feet to point of beginning.

This is the same property conveyed to Frank C. Pearson and M. Dennis Pearson by deed of John B. Emery dated April 10, 1973, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 972, at Page 749; the said M. Dennis Pearson subsequently conveyed a one-fourth interest in the said property to Betty L. Pearson by deed dated October 20, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1068, at Page 87; the said Frank C. Pearson subsequently conveyed all his one-half interest in the same property to M. Dennis Pearson and Betty L. Pearson by deed dated October 20, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1068, at Page 88.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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