

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE

11 37 AM '82

TANKERSLEY
R.M.C.

GR: 11.50 Block Map Reference Number: 624.13

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1584 PAGE 761

Address: 137 Howard Street
Landrum, S. C. 29356

WHEREAS, Kenneth Bert Pierce

(hereinafter referred to as Mortgagor) is well and truly indebted unto bud campbell, inc.

(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 Four Thousand Eight Hundred-----Dollars (\$ 4,800.00) due and payable at Landrum, S. C. in monthly installments of One hundred twenty-one Dollars and ninety cents (\$121.90) each with the first such installment due and payable on the fifteenth day of November, 1982 and a like installment due thereafter on the fifteenth of each month until paid in full. with interest thereon from date at the rate of eighteen per centum per annum, to be paid: as above stated.

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 accounts 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

All that plot or parcel of land known and designated as Tract No. Four (4) of the Joe J. Gentry property as shown by a survey dated October 13, 1962, by J. Q. Bruce, Surveyor, for Goforth Auction Company; which survey is recorded in Plat Book YY, Page 87 R. M. C. Office for Greenville County, South Carolina. Said Tract No. Four (4) being described as follows:

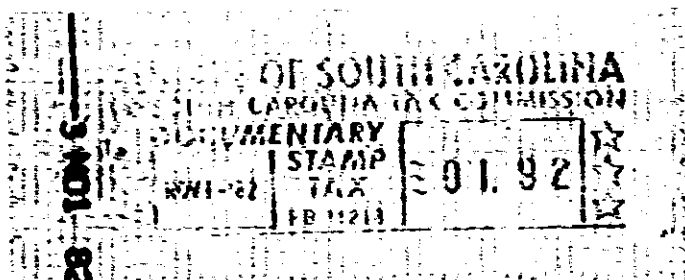
BEGINNING at the southern most point in the center of the road adjoining the corner of Tracts No. Five (5), Six (6), Twenty-two (22) and Twenty-three (23) running North 64 West for a distance of 471 feet with the property line of Tract No. Twenty-two (22); thence North 17.35 West for a distance of 200 feet to the property line of Tract No. One (1) and the corner of Tract No. Twenty-eight (28); Thence running North 82.30 East for a distance of 400 feet to a point in the center of the road adjoining the corner of tracts One (1), Two (2) and Five (5); thence South 11 East for a distance of 460 feet with the property line of Tract No. Five (5) to the beginning point. Said tract containing 2.6 acres, more or less.

The property is sold subject to all existing easements and rights-of-way duly recorded in the R. M. C. Office for Greenville County.

This being the same property conveyed to Horace Lockhart by deed recorded in Deed Book 827 at page 156 in the RMC Office for Greenville County.

This being the same property conveyed to me by Horace Lockhart by deed to be recorded herewith.

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Together with all and singular rights, members, heritaments, 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.

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