FILED
GREENVILLE CO. S. C.
Nov 9 4 43 PM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 75 PAGE 267

BOOK 1449 PAGE 767

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John R. Pierce and Patsy A. Pierce
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. 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 Sixty-one Thousand and no/100----------

DOLLARS ($ 61,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 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, Butler Township, and being described as Tract No. 2, on plat and survey entitled "Property of Ben Perry McCall," prepared by Gould & Associates, dated 5/5/76, containing 5.17 acres, more or less said Plat being recorded in the R.M.C. Office for Greenville County in Plat Book 5-R at page 82, having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Anderson Ridge Road at the joint corner of Property of E. D. Steading and John R. and Patsy A. Pierce Property and running thence with said Road S. 29-22 E. 339.35 feet to a nail and cap in the center of said road; thence continuing with said road S. 30-51 E. 33.93 feet to an iron pin; thence running N. 43-21 E. 153.98 feet to an iron pin; thence running N. 55-01 E. 237.88 feet to an iron pin; thence running N. 59-08 E. 74.84 feet to an iron pin; thence running N. 67-13 E. 86.07 feet to an iron pin; thence running N. 72-27 E. 108.68 feet to an iron pin; thence running N. 34-08 W. 425.05 feet to an iron pin; thence running S. 51-25 W. 602.96 feet to point of beginning.

THIS being the same property conveyed to mortgagors by deed of Ben Perry McCall dated September 27, 1976, recorded in the R.M.C. Office for Greenville County in Deed Book 1044 at page 313.

PAID, SATISFIED AND CANCELLED
Carolina Federal Savings and Loan Association

Witness

11511

NOV 9 1981

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
24.

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MORTGAGE