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GREENVILLE CO. S. C.

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Feb 9 4 23 PM '77

DONNIE S. TANKERSLEY
R.H.C.

Saluda Valley Federal Savings & Loan Association

Williamston, South Carolina

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

} ss:

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

H. E. PEARCE AND ERAHLENE T. PEARCE

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SALUDA VALLEY FEDERAL SAVINGS AND LOAN ASSOCIATION OF Williamston, 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 TWENTY ONE THOUSAND NINE HUNDRED AND NO/100 -----

DOLLARS (\$ 21,900.00), with interest thereon from date at the rate of eight (8%) per centum per annum, 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.

January 1, 1991

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 hereby 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, at Ware Place, being known and designated as Lots 1, 2, 3, 4, 5, 6, 7 and 8 on a plat of property of J. B. King and Ellis King, dated October 1965, prepared by C. O. Riddle, Surveyor, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern edge of Old Hundred Road, joint front corner of the aforesaid Lot No. 1 and property of Marvin C. Woodson and running thence with the edge of said Road, N. 64-45 E., 325 feet to an iron pin on said Road; thence with the curve of the intersection of Old Hundred Road and an unnamed Street (the chord being N. 19-45 E., 35.4 feet to an iron pin on the western side of said unnamed street; thence along said street, N. 25-15 W., 175 feet to an iron pin at the joint corner of Lots 2 and 3; thence still with said Street, N. 15-44 W., 110.15 feet to an iron pin; thence still with said street, N. 3-18 W., 34 feet to an iron pin; thence N. 0-23 W., 631 feet to an iron pin at the joint front corner of Lots 8 and 9; thence with the joint line of said Lots, S. 89-37 W., 199.1 feet to an iron pin on the line of property now or formerly of Robert Weathers; thence S. 0-16 E., 441.5 feet to a stone on the rear corner of Lot No. 5; thence S. 0-23 E., 488.4 feet to an iron pin on the line of Lot No. 1; thence S. 0-35 W., 160.2 feet to the point of beginning.