

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

VOL 1688 PAGE 245

WHEREAS, PIN Lumber Company, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto James A. Pierce, Jr.

(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 Thirty Two Thousand

Dollars (\$ 32,000.00) due and payable

in six (6) annual payments of Five Thousand Three Hundred Thirty Three and 33/100 Dollars (\$5,333.33) commencing one (1) year from this date.

with interest thereon from this date at the rate of ten per centum per annum, to be paid: along with said six (6) annual payments. The maker shall have the right to anticipate said payments without penalty.

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 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 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, in Chick Springs Township, located on the eastern side of Suber Road and on Princess Creek about 3 miles south of the City of Greer, South Carolina, containing 7.40 acres, more or less, and being a portion of the W. A. Smith tract as shown on a plat of the Charles Miller Estate dated September 10, 1938, said plat being recorded in the RMC Office for Greenville County in Plat Book CCC at Page 5 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Suber Road, corner of Hahn land and running thence along the line of same N. 40-45 E. 1815 feet to an iron pin on the bank of Princess Creek; thence crossing said Creek N. 35-00 E. 468.5 feet to an iron pin; thence S. 74-45 W. 364 feet to an iron pin; thence S. 21-30 E. 187.5 feet to an iron pin; thence S. 63-00 W. approximately 564 feet to the corner of the tract owned by Dorothy S. Williams; thence along the line of the Williams tract, S. 24-07 E. 270 feet to an iron pin; thence S. 63-00 W. 287 feet to an iron pin; thence S. 45-00 W. 892 feet to center of Suber Road; thence along said Road S. 24-45 E. approximately 257 feet to beginning.

Less, however, and reserving unto the "Grantors" that lot contained in the above described boundary as follows:

BEGINNING at a nail in the center of Suber Road and runs thence N. 40-45 E. 450 feet to an iron pin; thence the same course N. 40-45 E. 50 feet to a point; thence N. 46-50 W. 160 feet more or less to a point on line of the Henry C. Miller tract; thence with line of that property S. 45-26 W. 419.5 feet, more or less, to an old nail, corner in center of Suber Road S. 24-45 E. 215 feet to the beginning, leaving a net acreage of 7.40 acres, more or less.

ALL that parcel or tract of land in Chick Springs Township of Greenville County, State of South Carolina, lying on the Eastern side of Suber Road about two miles west of the City of Greer, being a portion of the W. A. Smith tract shown in Plat Book CCC at page 5 and having the following courses and distances:

BEGINNING at a point in the center of Suber Road, joint corner of the Henry E. Miller land and running thence with the Miller Line N. 45-15 E. 892 feet to an iron pin; thence with another Miller Line N. 63 E. 286 feet to an iron pin on said line; now corner; thence a new line S. 24-07 E. 270 feet to an iron pin; thence S. 63 W. 287 feet to an iron pin; now corner; thence S. 45 W. 892 feet to a point in the Suber Road (iron pin back at 23 feet), thence with the center of said Road S. 25-10 W. 274 feet to the beginning corner, containing 7 acres, more or less, less, however, that lot and parcel conveyed by the estate of John D. Green. See Deed Book 870 at page 21.

This being the identical property conveyed unto the Grantor by Deed of Myra Juanita Bowers Howard, formerly Myra Juanita Bowers, recorded in Deed Book 975, Page 865, on June 1, 1973 in the RMC Office for Greenville County, South Carolina. Also Deed of James M. Tompkins, (see below)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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. general partner of PIN Lumber Co., recorded in Deed Book 975, Page 867, in the RMC Office for Greenville County, South Carolina, on June 1, 1973.

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