FILED GREENVILLE.CO. S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Jul 7 11 28 AH 75 MORTGAGE OF REAL ESTATE DONNIE S. TANKERSTOPALL WHOM THESE PRESENTS MAY CONCERN: R.M.C

WHEREAS, I, James A. Pierce, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 Thousand and No/100 (\$20,000.00)------

according to the terms thereof said note being incorporated herein by reference

WILLIAM STATES AND THE STATES AND TH

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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 Bates Township, containing 117 acres, more or less, according to a survey made by Thomas C. Keith, dated January 10, 1962. Said plat being recorded in the RMC Office for Greenville County in Plat Book 22, page 155, and having the following metes and bounds to-wit:

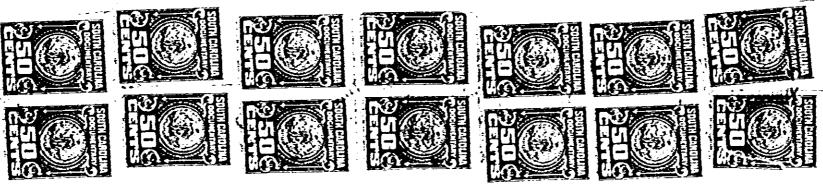
BEGINNING at a concrete monument in road and running thence South 47 West 1,196 feet to a concrete monument along fence and running thence South 19-30 West, 524 feet to a poplar tree at branch and running thence with the branch as the line North 87-15 West, 244 feet to a stone in branch 33 feet from corner of bridge and running thence North 83 West 1,036 feet to bank in Middle Saluda River, thence with the Middle Saluda River as the line the following courses and distances North 29-15 West, 62 feet North 29-15 West, 232 feet North 55 West, 144 feet North 4-30 West, 400 feet North 5-15 East, 478 feet North 6-30 West, 246 feet and running thence along other property of Lunsford Property the following courses and distances:

North 69 East, 217 feet; North 22-27 East, 232 feet; North 56-15 East, 124.6 feet; North 14-15 West, 210 feet; North 26-45 West, 277 feet; North 87-38 East, 177 feet; thence with the fence as the line the following courses and distances:

North 57-13 East, 510 feet; North 63-10 East, 294 feet; South 76-43 East, 128 feet; South 82-43 East, 119.4 feet; South 61-18 East, 143 feet; North 54 East, 177 feet; North 46-54 East, 185 feet to a concrete monument at edge of road; thence North 40-54 Eas:, 18.4 feet to center of road and running thence along center of said road as the line the following courses and distances:

South 36 East, 546 feet; South 25-30 East, 100 feet; South 4 West 200 feet; South 16-30 East, 450 feet; South 13-30 East, 200 feet South 30-15 East, 140 feet; South 57 East, 241 feet to the beginning corner.

This being the same property conveyed unto the Mortgagor herein by deed dated July 11, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1021, at page 116.



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 hereinsbove 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

(CONTINUED ON NEXT PAGE)