

MORTGAGE OF REAL ESTATE--Offices of Love, Orrington, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE
1974
MAY 16 11 11 AM
RECORDED

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEAN W. STEPP

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST PIEDMONT BANK & 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 Fifteen Thousand and no/100

-----DOLLARS (\$15,000.00),
with interest thereon from date at the rate of eight (8) per centum per annum, said principal and interest to be repaid: on demand

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 Paris Mountain Township, shown on plat of property of Dean W. Stepp, recorded in the R. M. C. Office for Greenville County in Plat Book UU at page 89 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of the Old Buncombe Road, approximately 418.58 feet southeast of the intersection of Little Texas Road, and running thence along the property of Jake W. Hollingsworth, formerly Jenkins, N 43-46 E, 191.8 feet to an iron pin in the line of property of Allen C. Batson; thence along his property S 30-45 E, 155.4 feet to an iron pin in the line of property of Ruby Lee Barton, formerly Drummond, (which iron pin is situate S 62 W, 312.3 feet, more or less, from U. S. Highway #25); thence along the Barton property S 62 W, 155.7 feet to a point in the center of Old Buncombe Road; thence along the center of said Road, N 47-36 W, 101.1 feet to the point of beginning and being the same property conveyed to me by Allen C. Batson in Deed Book 357 at page 393 and being a portion of the property owned originally by Elizabeth Brown. This lot contains 1/2 acre, more or less,



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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