

18 3 1931

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1814 1831

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William W. Epps of the County of Greenville, State of South Carolina,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
FIRST NATIONAL TRUST AND SAVINGS BANK, INC. of Greenville, South Carolina,

(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

Six thousand Six hundred and sixty dollars and no/100 Dollars (\$6,660.00) due and payable
One Hundred Eighty-Five Dollars and No Cents (\$185.00) on the 1st day of September
1931, and One Hundred Eighty Five Dollars (\$185.00) on the 1st day of each month
thereafter until paid in full.

with interest thereon from date at the rate of eight per centum per annum, to be paid: after maturity

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 Mortgagee 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 or long lease land in the County of
Greenville, State of South Carolina, being more or less designated as Lot 2, Block A
of Brook Glenn Gardens, Section No. 1, as shown on plat thereof recorded in the
REC Office for Greenville County as Plat Book 1007, page 2, and having according
to said plat the following corners and bearings to-wit:

Beginning at an iron pin on the northern side of Longleaf Road at the joint
front corner of Lots 1 and 2 and running thence along the line of Lot 2,
N. 27-39 E. 165.7 feet to an iron pin; thence S. 55-00 W. 100.0 feet to an
iron pin; thence S. 29-47 E. 270.0 feet to an iron pin; thence N. 59-42 E. 25.5
feet to an iron pin on the northern side of Longleaf Road; thence along Longleaf
Road and following the curvature thereof, N. 4-52 W. 210.7 feet, N. 14-14 E. 50.0
feet and N. 74-19 E. 50 feet to the beginning corner.

This conveyance is made subject to any restrictions or easements that may
appear of record, on the record plat, or on the premises.

Less However a parcel of 25,000.0000 acres of land to William L. Epps
and Thelma W. Epps by Deed dated 1-1-31; and also to Deed by 985 at page 55.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, and of all 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 such
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.

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