

DOMINIE S. TAYLOR SHERLEY
 R.M.
FILED
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VOL 1400 PAGE 507

SECOND
 First Mortgage on Real Estate
 XXXX

MORTGAGE

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James E. Epps and Sarah A. Epps

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Seventeen thousand, two hundred fifty-seven and 08/100----- DOLLARS

(\$ 17,257.08), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is Eight (8) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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,

BEGINNING at an iron pin on the northeastern side of Rock Hill Road at the joint corner of Lots 18 and 19 and running thence along said road, N. 58-30 W. 100 feet to an iron pin; thence with the curve of said intersection, the chord of which is N. 9-20 W., 33.4 feet to an iron pin; thence along the southeastern side of Theresa Drive, N. 40-10 E. 48.8 feet to an iron pin; thence continuing along said Drive N. 41-55 E. 90 feet to an iron pin; thence S. 59-59 E. 71.7 feet to an iron pin; thence along the joint line of lots 18 and 19 S. 31-30 W. 155.4 feet to the point of beginning.

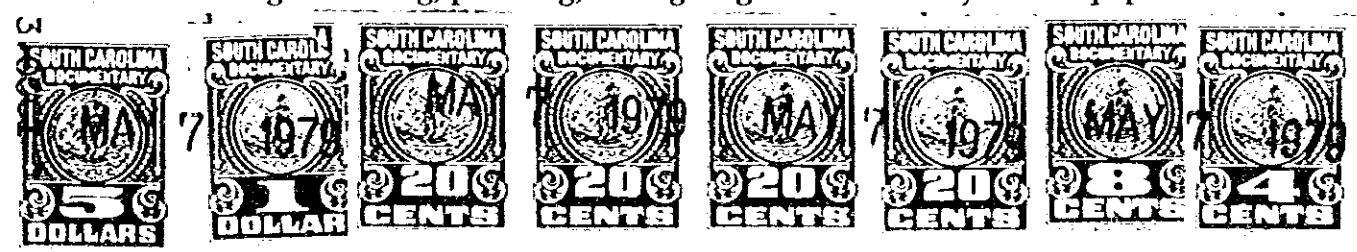
This conveyance is subject to such easements, restrictions and rights-of-way as appear of record.

This conveyance is executed pursuant to deeds of trust to the Grantor as Trustee recorded in Deed Book 676, at page 421 and 425. The Grantor inherited an individual interest in said property from John Albert Dreher, deceased. See Apartment 708, file 21 Probate Judge's Office for Greenville County.

This is the same property conveyed by deed of Marie Dreher, dated 3-28-69, recorded 4-4-69 in volume 865 at page 296.

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 that all such fixtures and appurtenances are to remain with the real estate.

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