First Mortgage on Real Estate

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MARY ANN EPPES MCCULLOUGH

(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 Sixteen thousand, four hundred, ninety-two and 20/100------DOLLARS

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(\$16,492.20), 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 Five (5) 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 inclebted 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,

All that lot of land situate on the northerly side of North Franklin Road in the County of Greenville, STate of South Carolina being shown as Lot # 3 on a plat of the property of the Eppes Estate prepared by J. C. Hill, Surveyor, dated November 24, 1965, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin in the line of Lot 2 at the joint corner of Lot 1 and Lot 3 which iron pin is N. 25-45 E. 281.6 feet from the Northern side of North Franklin Road and running thence with the joint line of Lot 1 and Lot 3, S. 60-20 E. 163.2 feet to an iron pin; N. 25-45 E. 357.4 feet to an iron pin on Langston Creek; thence with said Creek N. 62-50 W. 163 feet more or less, to an iron pin at the joint rear corner of Lot 2 and Lot 3; thence with Lot 2, S. 25-45 W. 362.6 feet to the point of beginning.

This is a portion of the property owned by Vena A. Eppes who died intestate in 1953 in Greenville County. She left as her sole heirs at law her five children who are the grantor and the grantee herein.

This is the same property conveyed by deed of Robert H. Eppes, Martha Eppes Lennon, Frank Eppes and James A. Eppes, dated October 17, 1970, recorded November 30, 1970, in volume 903, page 417 of the RMC Office for Greenville County, SC.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or in ing. and of the cents issues and profits which may arise or be had therefrom, and included in the cents issues and profits which may arise or be had therefrom,

f the parties hereto that all such fixed a part of the real estate.

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