

STATE OF SOUTH CAROLINA

COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1043 PAGE 431

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Essie P. Epps,

WHEREAS,

I, Essie P. Epps

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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

Three hundred twenty nine ~~and sixteen~~ and 16/100

Dollars (\$ 329.16) due and payable

with interest thereon from date at the rate of 7 per centum per annum, to be paid: 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 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

All that piece, parcel, or lot of land with all the improvements thereon situate lying and being in the State of South Carolina, County of Greenville, in Oaklawn Township, the same being a portion of Tract No. One (1) on Flat of the Estate of Morning Kelly Epps by W. J. Riddle, dated October 1925 and recorded in the R.M.C. Office of Greenville County in Flat Book "H", at Page 35, same contains approximately four (4) acres, and has, according to said Plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the Northeast side of the Belton Highway at the corner of the Roy Kelly Property and running thence N. 61-50 E., 6.83 chains to an iron pin on the Northeast side of the The Belton Highway; Thence continuing along said Highway in a Southward direction 5 chains, more or less, to the point of beginning.

This being that same lot of land conveyed to Essie P. Epps by deed of George W. Epps, James Epps, and Annie L. Sullivan dated January 13, 1962 and recorded in the office of the RMC for Greenville County in book 690 at page 140.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, 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.

SATISFIED AND CANCELLED BY DEEDING
17th DAY OF Aug 1967
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:54 P.M. S806

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 67 PAGE 144