

MORTGAGE
GREENVILLE, S.C.

VOL 1683 PAGE 651

SEP 28 2 17 PM '84

THIS MORTGAGE is made this 27th day of September 1984, between the Mortgagor, Thomas Isaac Epps and Catherine H. Epps (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand Eight Hundred and no/100 (\$9,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 27, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1994.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

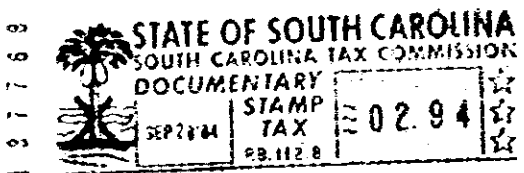
ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Tammy Trail being shown as Lot No. 16 on a plat of Cherokee Mobile Home Estates dated November, 1973, prepared by Dalton Neves Company, Engineers, and recorded in Plat Book 5-D, at Page 27 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Tammy Trail at the joint front corner of Lot 15 and Lot 16 and running thence with Lot 15 S. 79-04 E. 126.5 feet to an iron pin at the joint rear corner of Lot 15 and Lot 16; thence S. 27-06 W. 190 feet to an iron pin; thence S. 89-45 W. 92.8 feet to an iron pin on Tammy Trail; thence with said trail N. 15-54 E. 201 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Sandra M. Epps, recorded in the RMC Office for Greenville County in Deed Book 1222, at Page 919, on Sept. 28, 1984.

THIS conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

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which has the address of... Lot 16, Tammy Trail (Street), Travelers Rest (City), South Carolina 29690 (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

