

FILED
GREENVILLE CO. S.C.

SEP 28 2 18 PM '84

WHEREAS, Thomas Isaac Epps, DONNIE J. JENNERSLEY and Catherine H. Epps

(hereinafter referred to as Mortgagor) is well and truly indebted unto Roy Lockaby

(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 One Thousand Three Hundred Twelve and 98/100-----
-----Dollars (\$1,312.98) due and payable

June 1, 1987

with interest thereon from _____ at the rate of 14.50% per centum per annum, to be paid monthly

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 Greenville,

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:

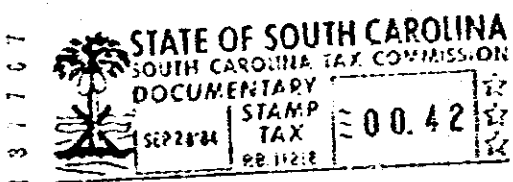
BEGINNING at an iron pin on the eastern side of Tammy Trail at the joint front corner of Lot 15 and Lot 16 and running thence with Lot 15 S. 79-04 E. 126.5 feet to an iron pin at the joint rear corner of Lot 15 and Lot 16; thence S. 27-06 W. 190 feet to an iron pin; thence S. 89-45 W. 92.8 feet to an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

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property except a mortgage to Poinsett Federal Savings and Loan Association recorded Sept. 28, 1984, in the RMC Office for Greenville County in Mortgage Book 1683, at Page 651 and having an original balance of \$9,800.00.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

RECORDED

1683-656