

FILED

NOV 24 10 39 AM 1967

BOOK 1077 PAGE 382

The State of South Carolina,
COUNTY OF Greenville

OLLIE PARSONS WORTH
R.M.C.

We, Robert Epps and Carol L. Epps

SEND GREETING:

Whereas, we, the said Robert Epps and Carol L. Epps

hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to William B. Ducker

hereinafter called the mortgagee(s), in the full and just sum of One Thousand and No/100-----

----- DOLLARS (\$1,000.00), to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of seven (7 %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 15 day of December, 19 67, and on the 15 day of each month of each year thereafter the sum of \$ 50.00 to be applied on the interest and principal of said note, said payments to continue thereafter until the principal and interest is paid in full ~~and the balance of said principal and interest to be due and payable on the day of~~ ~~the aforesaid~~ monthly payments of \$ 50.00 each are to be applied first to interest at the rate of seven (7 %) per centum per annum on the principal sum of \$ 1,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said William B. Ducker, His Heirs and Assigns, Forever:

ALL that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, being known and designated as all of Lot 87 and a portion of Lot 88 on plat of Pine Brook Development made by W. N. Willis, Engineer, March 27, 1961, recorded in the RMC Office for Greenville County in Plat Book Z at page 148 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bridges Avenue at the joint front corner of Lots 86 and 87 and running thence along the common line of said lots, N 16-54 W 150 feet to an iron pin; thence N 73-06 E 109.8 feet to an iron pin; thence S 33-31 E 159.4 feet to an iron pin on Bridges Avenue; thence along Bridges Avenue, S 73-06 W 155 feet to an iron pin, the point of beginning.

LESS HOWEVER: That certain tract of land conveyed by Hazel B. Hale to James E. Bennett, recorded in Deed Book 681 at page 418, September 8, 1961, extending 35 feet along Bridges Avenue, with a depth of 159.4 feet and a rear width of 35 feet.

(OVER)