

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 31 4 41 PM 1968 MORTGAGE OF REAL ESTATE

BOOK 1099 PAGE 81

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R.M.C.

WHEREAS, we, HARRY L. EPPES and JIMMIE D. EPPES, their heirs and assigns forever (hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS A. FINLEY, SR.

(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 THOUSAND FIVE HUNDRED and no/100 ----- Dollars (\$ 3500.00) due and payable for 48 months in equal monthly payments of \$35.00 each and a 49th payment of \$1820.00. The first payment commencing one month from date hereof and a like date of each successive and consecutive month thereafter until paid in full with no interest.

~~with interest thereon from the date of the making hereof until paid.~~

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, at the southeastern corner of West Parker Road and Oakdale Street, being Lot No. 6 and part of Lot No. 5, Block "A" on plat of HUGHES HEIGHTS subdivision, recorded in Plat Book GG at page 123 of the R.M.C. Office for Greenville County, S.C., and having according to said plat and a recent survey made by R. W. Dalton, R.E., June 1957, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeast side of Oakdale Street, corner of Lots Nos. 6 and 7, thence with the southeast side of said street, N. 21-02 E. 126.1 feet to an iron pin; thence with the curve of said street as it intersects with West Parker Road (S.C. Road No. 104) the chord of which is N. 64-49 E. 34.6 feet to an iron pin; thence with the southern side of West Parker Road, S. 71-24 E. 88.5 feet to an iron pin; thence through the center of Lot No. 5 S. 18-36 W. 150 feet to an iron pin in line of Lot No. 7; thence with line of said lot, N. 71-24 W. 118.9 feet to the beginning corner, and being the same property conveyed to the mortgagors herein by deed of even date herewith from the mortgagee. Said deed to be recorded in the R.M.C. Office of Greenville County, South Carolina.

This mortgage is junior in lien to the lien granted by that certain mortgage previously given to the Aiken Loan & Security Company recorded in Mortgage Book 709 at page 479.

Together with all and singular rights, members, hereditaments, 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.