

STATE OF SOUTH CAROLINA, JUL 22 11 59 AM '69

County of Greenville

OLLIE FARNSWORTH
R. M. C.

To all Whom These Presents May Concern:

WHEREAS we, Larry E. Epps and Silvia Epps, of Greenville County, are well and truly indebted to Earl B. Epps and Willie S. Epps in the full and just sum of Sixteen Thousand and No/100----- (\$ 16,000.00 Dollars, in and by our certain promissory note in writing of even date herewith, due and payable as follows: in monthly instalments of \$ 110.07, beginning on the first day of August, 1969 and continuing on the first day of each succeeding calendar month thereafter until the principal debt has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month, with privilege of anticipating payment of any part or all of said debt at any time,

with interest from _____ date _____ at the rate of five and one-half per centum per annum until paid; interest to be computed and paid _____ monthly and if unpaid when due to bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said Larry E. Epps and Silvia Epps

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Earl B. Epps and Willie S. Epps, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 130 of a subdivision known as Coleman Heights according to a plat thereof prepared by Terry T. Dill, Surveyor, February 1958, recorded in the R. M. C. Office for Greenville County in Plat Book RR at Page 115 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of West Drive at the joint corner of Lots 130 and 131 and running thence with the southern side of West Drive, S. 81-11 W. 180 feet to an iron pin at the intersection of West Drive and Alta Vista Circle; thence with the curvature of said intersection 25.8 feet to an iron pin on the eastern side of Alta Vista Circle; thence with the eastern side of Alta Vista Circle, S. 14-06 E. 157.9 feet to an iron pin; thence S. 43-05 E. 65 feet to an iron pin; thence S. 74-45 E. 80 feet to an iron pin; thence S. 88-26 E. 80 feet to an iron pin at the corner of Lots 130 and 134; thence with the lines of Lots 134 and 131, N. 8-51 W. 283.2 feet to the point of beginning; being the same conveyed to us by J. H. Mauldin by deed of even date, to be recorded herewith,

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

Earl B. Epps and Willie S. Epps, their Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, their Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.