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GREENVILLE CO. S. C.

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MORTGAGE

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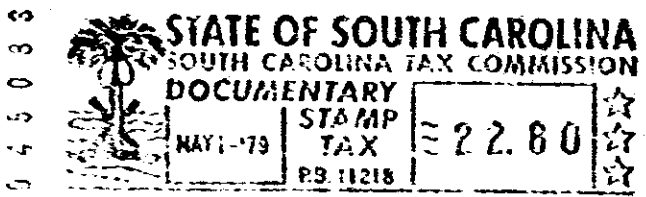
THIS MORTGAGE is made this first day of May 19.79., between the Mortgagor, Steven M. Epstein and Lillian N. Epstein (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-seven Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2009;

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: on the northeasterly side of East Indian Trail, being shown and designated as Lot Number 14 on plat entitled "Final Plat, Seven Oaks Subdivision" recorded in Plat Book 4-R at Page 6 of the RMC Office for Greenville County, S.C., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of East Indian Trail, said pin being the joint front corner of Lots 13 & 14 and running thence with the common line of said lots, N 75-43 E 171.5 feet to an iron pin, joint rear corner of Lots 13 & 14; thence, N 9-40 W 90.3 feet to an iron pin, joint rear corner of Lots 14 & 15; thence with the common line of said lots, S 75-43 W 178.7 feet to an iron pin on the northeasterly side of East Indian Trail; thence along said street, S 14-17 E 90 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Thomas H. Scanlon and Mary Belle J. Scanlon dated May 1, 1979 and recorded on even date herewith.



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which has the address of East Indian Trail, Taylors, South Carolina (Street) (City) (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 seized 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.

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