

1494 107

MORTGAGE OF REAL ESTATE--Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA JAN 25 } 3 49 PM '80  
COUNTY OF GREENVILLE DONNIE J. TENNERSLEY  
R.M.C.

**MORTGAGE**

TO ALL WHOM THESE PRESENTS MAY CONCERN: MICHEL EPINAT AND MARIE CLAIRE EPINAT

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTH CAROLINA NATIONAL BANK (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 Eighty One Thousand and No/100 -----DOLLARS (\$ 81,000.00 ) with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, said principal and interest to be repaid as follows: Payable in equal monthly installments, including principal and interest, of \$780.03, with the first of such installments due on February 25, 1980, and the final installment on January 25, 2005.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Peppertree Drive, being shown and designated as Lot 149 on plat of Dove Tree Subdivision dated September 18, 1972, revised March 29, 1973, prepared by Piedmont Engineers and Architects, recorded in Plat Book 4-X at Pages 21 through 23 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southern side of Peppertree Drive at the joint front corner of Lots 148 and 149 and running thence along said Drive, N. 34-11 E. 100 feet to an iron pin; thence N. 49-41 E. 80 feet to an iron pin; thence N. 66-11 E. 80 feet to an iron pin; thence N. 75-11 E. 55 feet to an iron pin at the joint front corner of Lots 149 and 117; thence along the common line of said Lots, S. 26-08 W. 254.8 feet to an iron pin at the joint rear corner of said Lots; thence along the common line of Lots 148 and 149, N. 69-57 W. 139.8 feet to an iron pin on the southern side of Peppertree Drive.

This being the same property conveyed to the morgagors by deed of Abner B. and Gladys R. Foran by deed recorded herewith.

COPIES  
JAN 25 1980  
SAC

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
\$ 82.10

6 10 7

4328 RV-2

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.