

FILED
GREENVILLE S.C.

MORTGAGE

BOOK 1317 PAGE 550

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THIS MORTGAGE is made this 22nd day of July 1983, between the Mortgagor, DONNIE R. MOSELEY, Dennis A. Epps, Sr. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

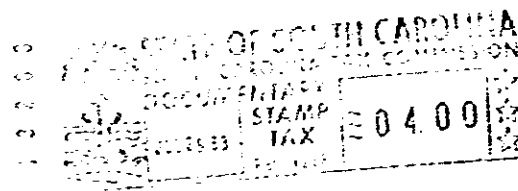
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 22, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1988;

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:

All that certain piece, parcel, or tract of land in Bates Township, Greenville County, State of South Carolina, having according to a plat of same recorded of even date, prepared by J. C. Hill, Surveyor, on January 29, 1965, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of the Pickens-Shiloh Road at the joint front corner of the property of Fannie C. Epps Evins and that herein conveyed, on the southwest side of the aforementioned road, and running thence S. 31 E. 488.3 feet to an iron pin; thence N. 32-10 E. 515.3 feet to an iron pin; thence N. 38 W. 348.6 feet to an iron pin on the right of way of the Shiloh Road; thence along said right of way S. 47 W. 414 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Richard F. Epps dated August 27, 1971 and recorded in the R.M.C. Office for Greenville County, South Carolina, on October 27, 1971 in Deed Volume 928 at Page 374.



which has the address of Route 2, Marietta, South Carolina 29661 (herein "Property Address");

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.