

MORTGAGE OF REAL ESTATE

VOL 1000 P. 803

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James F. Gilbert, Barbara L. Gilbert, Steven Epps, Jr., and Mary Lou H. Epps

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville Local Development Corporation, P. O. Box 2207, Greenville, South Carolina 29602

(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 Forty Thousand and No/100-----

-----Dollars (\$ 40,000.00) due and payable
Interest only in amount of \$2,400.00 due and payable the 27th day of Dec., 1984; there-
after 53 consecutive monthly installments of \$ 962.26 beginning Jan. 27, 1984 with
a final payment of \$ 952.74.

with interest thereon from ~~Jan~~ 27, 1984 at the rate of twelve (12) per centum per annum, to be paid according to the terms of said Note.

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:

I. "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, being known and designated as Lot No. 18 on a plat of Mill Creek Estate, dated 4-8-74, and recorded in the RMC Office for Greenville County in Plat Book 5D at page 54, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on Mill Creek Road and running thence with said road N 11-58 W 90.24 feet to an iron pin; thence N 15-18 W 24.93 feet to an iron pin; thence along the curve of Mill Creek Road, the chord of which runs N29-42 E 25.9 feet; N0-18W 25.9 feet; N 30-18 W 25.9 feet; N 60-18W 25.9 feet; N15-18W 34.08 feet to an iron pin; running thence N 73-57-30 E 39.0 feet to an iron pin; thence N 73-57-30 E 177.3 feet to an iron pin; thence running S 20-22E 169.3 feet to an iron pin; thence S 38-22E 104.0 feet to an iron pin; thence S 80-45 W 270.5 feet to an iron pin in Mill Creek Road, the point of beginning. This property is known and designated as Block Book No. 594.3-1-18.

THIS is the same property conveyed to James F. Gilbert and Barbara L. Gilbert by deed of Mill Creek, a Limited Partnership, dated June 25, 1974, and recorded June 28, 1974 in Book 1002, page 145, RMC Office for Greenville County, South Carolina.

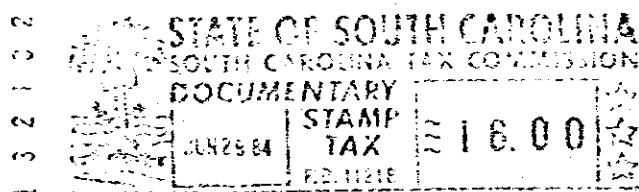
II. ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the corporate limits of Mauldin, being shown on plat by R. B. Bruce, R.L.S., as Lot No. 112 on a plat of FORRESTER WOODS, Section 7, recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Pages 21 and 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Stoney Creek Drive, the joint corner of Lots Nos. 112 and 113 and running thence with said Drive, S. 41-0 W. 100 feet to a point, the joint corner of Lots Nos. 111 and 112; thence with the common line of said lots, N. 49-0 W. 165 feet to a point; thence running N. 41-0 E. 100 feet to a point, the joint corner of Lots Nos. 112 and 113; thence with the common line of said lots, S. 49-0 E. 165 feet to a point on Stoney Creek Drive, the point of beginning.

This property is known and designated as Block Book No. M 9.2-1-206.

THIS is the same property conveyed to Steven Epps, Jr. and Mary Lou H. Epps by deed of Charles D. and Marian O. Rankin, dated June 4, 1981 and recorded June 19, 1981 in Book 1150, page 277, RMC Office for Greenville County, South Carolina.

037



Handwritten signatures and initials, including 'D.B. MLE'.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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