

BOOK **589** PAGE **294**

THE STATE OF SOUTH CAROLINA }
COUNTY OF **Greenville**

To All Whom These Presents May Concern:

I, **C. T. Epps**

SEND GREETING:

Whereas, **I**, the said **C. T. Epps**

in and by **my** certain **promissory** note in writing, of even date with these Presents, **am** well and truly indebted to **Farmers Bank of Simpsonville**

in the full and just sum of **Eight Hundred Thirty and No/100 --- Dollars**
to be paid **six months after date**

with interest thereon from **date**

at the rate of **6** per centum per annum, to be computed and paid **semi-annually, in**

advance

until paid in full; all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That **I**, the said **mortgagor**

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said

mortgagee

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to **me**, the said **mortgagor**

, in hand well and truly paid by the said **mortgagee**

at and before the signing 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

Farmers Bank of Simpsonville, its successors or assigns:

All that piece, parcel or lot of land in Austin Township, Greenville County State of South Carolina about four miles east of the Town of Simpsonville near Clear Springs Baptist Church, and being a portion of the lands owned by the late W. O. Brown and conveyed to him by Robert Sullivan by deed dated Jan. 2, 1928, recorded in Deed Book 136, page 194. The lands here conveyed begin on the Clear Springs Church road in center of branch or culvert where a branch flows across the road and run thence along the road S. 69 1/4 E. 5.46 to bend in road; thence S. 49-45 E. 1.87 to stone on side of road; thence S. 14 1/2 E. 13.50 to stone; thence S. 48 W. 9.58 to sone; thence N. 57-45 W. 11.62 to iron pin; thence N. 15-45 E. 10.29 to corner in branch; thence along said branch N. 20-45 E. 2.36 to the corner in branch; thence N. 79-45 E. 0.79 to corner in branch; thence N. 33 1/4 E. 4.98 to the beginning corner, containing 24.22 acres, more or less, and being the same tract of land conveyed to C. T. Epps by Ellis C. Brown, Madeline B. Knight and Henry Hugh Brown by deed dated August 20, 1949 and recorded in Vol. 389, page 380, R. M. C. Office for Greenville County.

Aug 9, 1957

The Farmers Bank of Simpsonville

D. L. Bramlette, Jr.

21 Aug 57
Ellie Farnsworth
9:00 A 1957

Witness:

Elizabeth B. Hughes
B. Dr. Hiatt, Jr.