

10-3-1971

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1014-831

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
JOHN VERNON EPPS AND MARGARET EPPS, MORTGAGEE, as follows:

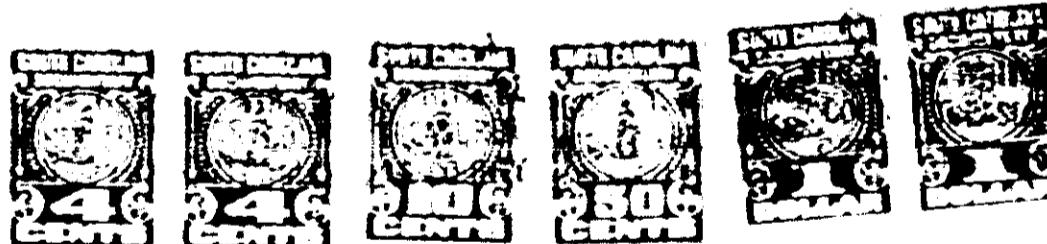
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Six thousand Six hundred and sixty dollars and no/100 Dollars (\$6,660.00) due and payable
One Hundred Eighty-Five Dollars and No Cents (\$185.00) on the 1st day of September
1971, and One Hundred Eighty Five Dollars (\$185.00) on the 1st day of each month
thereafter until paid in full.

with interest thereon from date of note at the rate of "Eight" per centum per annum, to be paid: after maturity

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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:All that certain piece, parcel or lot of land in Greenville Land in the County of Greenville, State of South Carolina, being more fully designated as Lot #1, Block A
of Brook Glen Gardens, Section No. 1, as shown in plat thereof recorded in the
HDC Office for Greenville County in Plat Book "WW", page 5, and having according
to said plat the following notes and dimensions:Beginning at an iron pin on the northern side of Longmeadow Road at the joint
front corner of Lots 1 and 2 and running thence along the line of Lot 2,
N. 27-39 E. 141.7 feet to an iron pin; thence S. 55-00 W. 100.0 feet to an
iron pin; thence S. 29-47 E. 230.0 feet to an iron pin; thence N. 39-42 E. 23.5
feet to an iron pin at the terminus of Longmeadow Road; thence along Longmeadow
Road and following the curvature thereof, N. 45-30 E. 31.7 feet, N. 14-11 E. 50.0
feet and N. 74-19 E. 50 feet to the beginning vertex.This conveyance is made subject to any restrictions or easements that may
appear of record, on the record plat, or in the premises.less However, a parcel of 15,500.00 ft. 2,680.0 ft. deeded to William L. Epps
and Melma M. Epps by Law dated 1-11-71; see record Deed Book 925 at page 55.

5.268



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appurtenant, and of all 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.