

BOOK 753 PAGE 412

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.
FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } JUL 23 8 55 AM 1958
COUNTY OF GREENVILLE } MORTGAGE
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Edgar F. Epps and Sara J. Epps (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest

(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

Twenty-Seven Hundred and no/100— DOLLARS (\$ 2700.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid:

\$100.00 on August 15, 1958, and a like payment of \$100.00 on the 15th day of each month thereafter until paid in full, with interest thereon from date at the rate of six (6%) per cent, per annum, to be computed and paid semi-annually in advance, until paid in full.

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:

"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, in Bates Township, aggregating 62.6 acres, more or less, and described as follows:

TRACT NO. 1: BEGINNING at a R. O.; thence S. 73 E. 9.50 chains to a stake XN; thence S. 66-30 E. 13.85 chains to a rock SN; thence N. 27 E. 3.95 chains to a sweet gum XO; thence up the meanders of Enoree Creek to a poplar stump; thence N. 23-30 E. 2.75 chains to a W.O. XO; thence N. 17-30 E. 11.20 chains to a stake XO; thence N. 15 E. 2.40 chains to a P. O. XO; thence _____ 10.30 chains to a poplar stump in branch; thence S. 64 W. 13.40 chains to a black gum XO; thence S. 8-30 E. 18.50 chains to the beginning corner, containing 43 acres, more or less. LESS HOWEVER, 1.56 acres conveyed to John B. Marchbanks by deed recorded in Book of Deeds RRR at page 542.

TRACT NO. 2: BEGINNING at a rock in a road; thence with said road N. 59 W. 2.35; thence N. 54 W. 2.50; thence N. 77 W. 7.30; thence S. 77 W. 6.30 still with road to a rock; thence N. 11-15 W. 14.47 to a red oak; thence S. 7-230 E. 18.25 to a rock; thence S. 63 E. 6.00 to a R. O.; thence S. 16-30 W. 9.20 to beginning.

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.

Bank of Travelers Rest
Paid in full & Satisfied
April 2, 1960
By: J. Conway Carbin
wit:
S. H. Clay
Hazel L. Watts

SATISFIED AND CANCELLED OF RECORD
2 DAY OF April 1960
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:18 O'CLOCK A. M. NO. 26998