MORTGAGE OF REAL ESTATE-Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

GREENVILLE O Mr 992 PAGE 421 MORTGAGE OF REAL ESTATE

FILED

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: .

OLLIE - CHON WORTH

WHEREAS.

We, Billy E. Epps and Margie R. Epps,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

J. K. Keller

(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

Two Thousand Five Hundred and Eighteen and No/100------Dollars (\$ 2,518,00) due and payable Due and payable \$15.00 on the 15th day of each and every month hereafter commencing May 15, 1965; payments to be applied first to interest, balance to principal with the privilege to anticipate payment at any time.

with interest thereon from

date

at the rate of six (6%) per centum per annum, to be paid:

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:

XALK KACKIMIN MAXXIMEPOKIM MIXIMEMUKAMIN BIXIMEMUKAMIN MIXIMEMUKAK MIXIMEMUKAK

All those pieces, parcels or lots of land situate in O'Neal Township, Greenville County, State of South Carolina between S. C. Road 92 and S. C. Highway 253 and being known and designated as Tracts Nos. 2 and 4 on plat of the Property of J. K. Keller recorded in the R. M. C. Office for Greenville County in Plat Book "EEE", at Page 70 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of S. C. Highway 253 at the joint corner of Tracts Nos. 1 and 2 and running thence along the line of Tract No. 1 N. 60-50 E. 213.8 feet to an iron pin; thence along the southwestern side of S. C. Road 92 as follows: S. 36-49 E. 240 feet to an iron pin, S. 38-37 E. 100 feet to an iron pin, S. 41-52 E. 100 feet to an iron pin, S. 45-19 E. 100 feet to an iron pin; thence along the line of Tract No. 3 S. 87-13 W. 533.8 feet to an iron pin; thence along the northeastern side of S. C. Highway $253~\mathrm{N_{*}}$ 0-21 E. 336.8 feet to the point of beginning.

The above is the same property conveyed to the mortgagers by the mortgagee.

This is a second mortgage, being junior in lien to a first mortgage to Travelers Rest Federal Savings & Loan Association in the original amount of \$10,000.00.

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

Paid in full + satisfied aug. 17, 1970. Homer Styles Witness E.S. Johnson

SATISFIED AND CANCELLED OF RECORD

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C. AT 10:41 O'CLOCK A M, NO. 4310