

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, J. Lloyd Eppes and Lola Eppes

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

Sterling Finance Company, 100 W. North St., Greenville, S.C.

(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 and No/100----- Dollars (\$ 6,000.00) due and payable

One-Hundred and No/100 (\$100.00) Dollars per month, for a period of sixty (60) months.

with interest thereon from date at the rate of ----- 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:

"ALL that certain place, 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**, on the north side of Tenth Street in Judson Mill Village, and being known and designated as lot #34 of section 5 of Judson Mills Village, made by Dalton & Neeves, Engineers, in February 1940, and recorded in the RMC Office for Greenville County in Plat Book K at pages 33 and 34, and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the north side of Tenth Street, 74 feet east of the northeast corner of the intersection of Tenth Street and Neubert Avenue, joint corner of Lots 34 and 35, and running thence with Tenth Street, N 88-09 E, 70 feet to an iron pin, joint front corner of Lots 34 and 33; thence with line of lot No. 33, N 1-55 W, 90 feet to an iron pin, joint rear corner of lots Nos 29, 30 33, and 34; thence with rear line of lot no 29, S 88-09 W, 70 feet to an iron pin, joint rear corner of lots nos 34 and 35, thence with line of lot No. 35, S 1-55 E, 90 feet to iron pin on Tenth Street, the point of beginning.

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.