



REM 743 DM 515

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, William Dan Stepp and Evelyn G. Stepp,

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. B. Edwards, his heirs and assigns forever,

(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 and no/00

Dollars (\$ 2,000.00) due and payable

in monthly installments of Fifty and no/00 (\$50.00) Dollars each. Said payments to begin one month from date hereof,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: annually

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, on the North side of Mitchell Drive, near the City of Greer, in Chick Springs Township, and being known and designated as Lot No. 23 of the Maple Heights property of the Lee G. Smith Estate as shown on plat prepared by H. S. Brockman, Reg. Surveyor, dated August 29, 1958, and which plat has been recorded in the RMC Office for said County in Plat Book MM page 31, and having the following courses and distances, to-wit: BEGINNING at an iron pin on the North side of Mitchell Drive at the joint front corner of Lots 23 and 24 as shown on said plat and running thence with the joint property line of said two lots N. 30-15 E. 190.2 feet to an iron pin at the joint rear corner of Lots Nos. 23, 24, 27 and 28 as shown on said plat, thence with the joint property line of Lots Nos. 23 and 28, N. 61-34 W. 93 feet to an iron pin at the joint rear corner of Lots Nos. 22, 23, 28, and 29 as shown on said plat, thence with the joint property line of said lots Nos. 22 and 23, S. 30-15 W. 190.2 feet to an iron pin on the north side of Mitchell Drive, thence with the north side of Mitchell Drive S. 61-34 E. 93 feet to the beginning point. Being the same tract of land as conveyed to William Dan Stepp by deed duly recorded in deed book ___ at page ___, RMC Office for Greenville County.

AND ALSO:

All that piece, parcel or lot of land in Beech Springs Township, County of Spartanburg, State of South Carolina, being known and designated as Lot #6 on a plat of property prepared by J. Q. Bruce, R.S., for W. W. Wilson, June 21, 1956, and having the following courses and distances, to-wit: BEGINNING at an iron pin, joint corner of Lot #5 and 6 and runs thence with the common line N. 57-24 E. 200 feet to an iron pin at the Pacific Mills Pondage, thence S. 70-56 E. 50 feet to joint corner of Lot Nos. 6 and 7, thence S. 57-24 W. 200 feet to an iron pin, corner of other property now or formerly of Wilson, thence N. 70-56 W. 50 feet to the point of beginning. Being the same tract of land as conveyed to Suzanne Switzer by deed of Milton Switzer dated 3/29/63 and recorded in deed book 29-B at page 185. This being the same tract of land as conveyed to Evelyn G. Stepp by deed of Suzanne Switzer. Said deed duly recorded in the RMC Office for Spartanburg County in deed book 34B at page 328.

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.

RECORDED
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SPARTANBURG
R.M.C.