

RICHARDSON AND JOHNSON, P. A., Attorneys At Law, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1491 PAGE 580  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEC 13 3 24 PM '79  
DONNIE HANKERSLEY  
R.M.C.

WHEREAS, James C. Schepis

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

Harold J. Walter, Jr. and Mary Ann Walter

(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

Ten Thousand and No/100----- Dollars (\$ 10,000.00 ) due and payable

on or before 30 days from date

with interest thereon from date at the rate of 12 per centum per annum, to be paid: at 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 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 Chestnut Ridge (formerly Thompson Avenue) on Paris Mountain, Paris Mountain Township, being known and designated as Lots 22, 23, 24, 25, 26 and 27, Section A, of the property of Paris Mountain Land Company as shown on plats recorded in the RMC Office for Greenville County, South Carolina, in Deed Book DDD at Page 902, and Plat Book K at Page 270, and having, according to a more recent plat prepared by Piedmont Engineering Service dated February 20, 1956, recorded in the RMC Office for Greenville County in Plat Book JJ at Page 109-B, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of an alleyway at the joint corner of Lots 27 and 28, and running thence along the curvature of said alleyway as follows: N. 31-19 E. 74 feet to an iron pin, N. 31-32 E. 101.6 feet to an iron pin; thence along the line where said alleyway joins Chestnut Ridge, N. 24-23 E. 109.8 feet; thence continuing along the curvature of said Chestnut Ridge as follows: N. 5-47 E. 152.2 feet to an iron pin; thence N. 12-44 E. 66.6 feet to an iron pin; thence N. 48-31 E. 50.2 feet to an iron pin; thence S. 87-56 E. 58.1 feet to an iron pin; thence S. 44-50 E. 63 feet to an iron pin; thence S. 36-28 E. 66.1 feet to an iron pin; thence S. 24-39 E. 67.7 feet to an iron pin; thence S. 6-49 E. 63.1 feet to an iron pin; thence S. 15-14 W. 140.4 feet to an iron pin; thence S. 23-26 W. 110.7 feet to an iron pin; thence S. 40-07 W. 75.1 feet to an iron pin at the joint corner of Lots 27 and 28 (said pin being located 415 feet in a Northeasterly direction from the center line of Altamonte Drive); thence along the joint side line of Lots 27 and 28, N. 85-29 W. 253.3 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Harold J. Walter, Jr. and Mary Ann Walter recorded December 17, 1979, in Deed Book 1117 at Page 614.

This mortgage is second and junior in lien to that certain mortgage given by James C. Schepis to First Federal Savings and Loan Association in the original amount of \$99,900.00 recorded December 19, 1979, in Mortgage Book 1491 at Page 526.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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