

JUL 5 11 01 AM 1961

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. B. Stone

(hereinafter referred to as Mortgagor) is well and truly indebted unto Isaac F. Epps

(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 Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00) due and payable

within two (2) years from this date of mortgage, with the privilege of anticipating all or part of balance at any time prior to date

with interest thereon from date at the rate of six per centum per annum, to be paid: semi-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, Bates Township, on the S/S of State Road 186 about two miles Southwest of Marietta, and having the following metes and bounds, to-wit:

BEGINNING at a pin in road and thence N 28 1/4 W, 44 links to center of Highway no. 186; thence with said Highway, S 38-00 W, 3.00 chains to pin in road; thence S 12-00 E, 1.64 chains to bend in branch; thence S 25 1/2 E, 6.70 chains to a pin in fork of branch; thence up another branch, N 32-00 E, 1.55 chains to a bend; thence N 44-00 E, 1.50 chains to a pin; thence S 52-00 E, 16.74 chains to a stone on North Saluda river; thence N 1/2 W, 9.50 chains to a stone; thence N 69 1/2 W, 10.47 chains to a pin; thence N 56 1/2 W, 7.60 chains to the beginning corner, containing twelve (12) acres, more or less.

The above described property is all of the same conveyed to the mortgagor by deed of Isaac F. and Juanita J. Epps of even date, as yet unrecorded.

Together with all and singular rights, members, herditaments, 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 and satisfied in full
This 1st day of September, 1961
Isaac F. Epps.*

*Witness:
Keyward Presley
Alice Youngblood*

SATISFIED AND CANCELLED OF RECORD
6 DAY OF Sept 1961
Ollie J. Jansworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:20 O'CLOCK AM. NO. 6249