

OCT 27 1961 A.M.

MORTGAGE OF REAL ESTATE—Offices of Price & Value, Greenville, S. C.



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE
Mrs. Ollie Farnsworth
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Essie P. Epps, George W. Epps, James M. Epps, and Annie L. Sullivan - - - (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Pelzer-Williamston Bank (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 Hundred sixteen and 26/100 - - - - - DOLLARS (\$ 216.26)
due and payable one year from date (October 23, 1962)

with interest thereon from date at the rate of 6 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, in Oaklawn Township, being known and designated as Tract 1 on Plat of the Estate of Morning Epps by W. J. Riddle dated October 1925, and recorded in the R. M. C. office for Greenville County, in Plat Book H, at page 35, and having according to said plat, the following courses and distances:

BEGINNING at an iron pin on line of Tract 2 and running thence with the line of Tract 2: N. 46-15 W. 4.80 chains; S. 59W. 5.27 chains and S. 71-30 W. 27.48 chains to a stake; thence S. 15-40 W. 16.00 chains to a stone; thence N. 72 E. 12 chains to a stone; thence N. 51-15 E. 26.50 chains to an iron pin; thence N. 61-50 E. 6.83 chains to the beginning corner.

LESS HOWEVER, one (1) acre conveyed by The Grantors to W. H. Davis, et al, by deed recorded in Vol. 611, at page 407.

The Mortgagors are the sole heirs at law of E. W. Epps who died inestate, the mortgage premises having been conveyed to him by deed recorded in Vol. 110, at page 342.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.