

FILED
GREENVILLE CO. S. C.

BOOK 1127 PAGE 23

MAY 28 3 29 PM '69

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WHEREAS, Andrew M. Epps and Frances R. Epps,

hereinafter called the mortgagor(s), is (are) well and truly indebted to Southern Bank and Trust Company, hereinafter called the mortgagee(s),

in the full and just sum of Five Thousand Five Hundred Ninety Nine and 68/100 (\$5,599.68)

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable on the 1 st. day of July, 19 69

with interest from Date at the rate of 5% add on per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southerly side of Watkins Road and being known and designated as Lot 7 of Blue Mountain Park, as shown on a plat thereof, dated March 16, 1955, prepared by Beeson Engineering Company, and recorded in the R. M. C. Office for Greenville County in Plat Book EE at Page 121, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Watkins Road at the joint front corner of Lot Numbers 6 & 7 and running thence with the line of Lot 6 S. 60-30 W. 160 feet to an iron pin in the line of Lot 17; thence N. 27-30 W. 100 feet to an iron pin in the rear lot line of Lot 18, which iron pin is the joint rear corner of Lot Numbers 7 and 8; thence with the line of Lot 8 N. 60-30 E. 160 feet to an iron pin on the southerly side of Watkins Road; thence with the south side of Watkins Road S. 29-30 E. 100 feet to the point of beginning.

This mortgage is junior and subordinate to that certain mortgage given to First Federal Savings & Loan Association recorded in the R. M. C. Office for Greenville County in Mortgage Book 857 at Page 88, dated May 8, 1961, and having the present balance of \$7,461.97.