

GREENVILLE CO. S. O.

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BOOK 1127 PAGE 647

MORTGAGE OF REAL ESTATE—Office of the Clerk of the Superior Court, Greenville, S. C.
 OLLIE FARNSWORTH
 R. M. C.
 Atty. & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles Kenneth Epps (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Bank of Travelers Rest

(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 Two Hundred and no/100 ----- DOLLARS (\$ 2,200.00--),

with interest thereon from date at the rate of seven per centum per annum, said principal and interest to be repaid:

in monthly installments of \$60.00 each, commencing on the 5th day of May 1969, and continuing on the 5th day of each month thereafter until paid in full; interest to be computed and paid semi-annually in advance.

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 Old White Horse Road, Pleasant Retreat Community, Travelers Rest, South Carolina, and having according to a plat made by J. C. Hill, L. S., August 28, 1961, the following metes and bounds:

Beginning at an iron pin in the Old White Horse Road, at Jones corner, and running thence with said road, S 79-E 210 feet to a bend; thence S 45 E 153 feet to an iron pin in edge of said road; thence N 5-10 E 389.8 feet to a telephone pole; thence N 15-05 W 281.5 feet to an iron pin; thence N 77-30 W 461.4 feet to poplar on Jones' line; thence with Jones' line, S 14-45 E 656.7 feet to the beginning corner, containing 5.56 acres, more or less.

Also: That property conveyed to mortgagor by Paul and Bertha Jones, and having according to plat made by J. C. Hill, L. S., August 28, 1961, the following metes and bounds:

Beginning at an iron pin in Old White Horse Road at front and corner, and running with said road, S 79-E 210 feet to bend; thence S 45 E 153 feet to an iron pin on edge of said Road; thence N 66-20 W 336.8 feet to the beginning corner. Said lot being triangular in shape, and containing 0.20 acres, more or less, and adjoining the property above described.

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.