

MORTGAGE OF REAL ESTATE—Mann, Foster & O'Connell, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE, S. C.  
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BOOK 1233 PAGE 409  
MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH  
TO WHOM THESE PRESENTS MAY CONCERN:  
R. M. C.

WHEREAS, We, Frank J. Epton and Connie C. Epton

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. Frank Carr

(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 Twenty-Two Thousand and No/100-----

----- Dollars (\$ 22,000.00 ) due and payable \$163.56 on the 1st day of each and every month hereafter, commencing October 1, 1971. Payments to be applied first to interest, balance to principal. The holder reserves the right to declare the entire balance due and payable any time after five (5) years from date. The holder further reserves the right to declare the entire balance due and payable in the event the borrowers should sell or transfer the real estate securing this loan. Balance due and payable 22 years from date, if not sooner called due. with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

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 eastern side of McDonald Street, being known and designated as Lot No. 83, as shown on a Plat of North Hills, made by R. E. Dalton, April, 1925, and recorded in the R. M. C. Office for Greenville County, in Plat Book H, at Page 138, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of McDonald Street, joint front corner of Lots 82 and 83; thence with the common line of said Lots S. 71-43 E. 186.2 feet to an iron pin on the western side of a 20 foot alley; thence with the line of said Alley, S. 18-34 W. 70 feet to an iron pin at the joint rear corner of Lots 83 and 84; thence with the common line of said Lots N. 71-43 W. 192.3 feet to an iron pin on the eastern side of McDonald Street; thence with the line of McDonald Street N. 23-32 E. 70.2 feet to the beginning corner.

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 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.