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GREENVILLE CO. S. C.

BOOK 1203 PAGE 594

OCT 4 2 34 PM '71

OLLIE FARNSWORTH  
R. M. C.

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

} ss:

MORTGAGE OF REAL ESTATE  
(ESCALATOR CLAUSE)

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 TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C., (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 **Nine Thousand Seven Hundred and no/100ths**

**DOLLARS (\$ 9,700.00**), with interest thereon from date at the rate of **eight (8%)** per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

October 1, 1986

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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**

All that tract of land in the County of Greenville, State of South Carolina in Bates Township, in the Pleasant Retreat Community, containing 5.57 acres more or less as shown on plat by J. C. Hill, dated August 28, 1961, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in Pleasant Retreat Road (sometimes referred to as the Old White Horse Road), at the corner of Ralph T. Jones, and running thence along said road S 66020 E 336.8 feet to an iron pin at Thomas T. Goldsmith, Jr. et al., thence N 5-10 E 389.8 feet to an iron pin; thence N 5-05 W 281.5 feet to an iron pin; thence N 77-30 W 461.4 feet to an iron pin at the corner of Roy Childs and Jones, thence S 14-45 E 656.7 feet to the point of beginning.

This is 0.20 acres conveyed to Kenneth Epps in Deed Book 692, Page 158, and this date conveyed to Charles Kenneth Epps, and, 5.56 acres conveyed to Charles Kenneth Epps in Deed Book 764, page 592.