

AFFIDAVIT
FILED *K.T.L.*
USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

BOOK 1270 PAGE 768

MAR 27 4 50 PM '73

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

State of South Carolina }

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, Philip L. Eppley,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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

- - - - - SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 - - - - -
DOLLARS (\$16,500.00 - -), with interest thereon from date at the rate of seven and one-half (7 1/2%) per centum per annum, said principal and interest to be repaid 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;

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 the 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, Highland Township, containing 28.20 acres, according to a plat of the property of M. L. Knight, made by Terry T. Dill, February 28, 1957, and revised June 4, 1966, and recorded in the R. M. C. Office for Greenville County in Plat Book MMM, Page 134, and having, according to a more recent survey entitled "Property of Philip L. Eppley," prepared by Terry T. Dill, dated December 15, 1967, and recorded in Plat Book _____, Page _____, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of S. C. Highway No. 414 and running thence N. 3-00 E. 289.5 feet to an iron pin; thence N. 31-30 E. 297. feet to an iron pin; thence N. 47-30 E. 1,320 feet to an Ash stump and iron rod; thence S. 33-00 E. 195.3 feet to a stone; thence N. 74-45 E. 624.2 feet to an iron pin in S. C. Highway No. 414; thence along the center of S. C. Highway No. 414, S. 22-30 W. 224 feet to an iron pin; thence N. 66-00 W. 200 feet to an iron pin; thence S. 24-00 W. 210 feet; thence S. 9-00 W. 459 feet to an iron pin; thence S. 61-00 E. 101 feet; thence S. 36-15 W. 257.5 feet to an iron pin; thence S. 65-00 E. 160 feet to an iron pin; thence S. 65-05 W. 351 feet to an iron pin; thence S. 63-00 W. 340 feet to a nail in the center of S. C. Highway No. 414 (Tugaloo Road); running thence along the center of said highway, S. 84-24 W. 574.5 feet to an iron pin, the beginning corner.

Subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to mortgagor herein by deed of Carl Dennett Blyth recorded in Deed Book 835, Page 226, R. M. C. Office for Greenville County.

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.