

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Fide

FILED
GREENVILLE, CO. S. C.
MAY 11 1973
DONNIE S. T. R.M.C.
MORTGAGE OF REAL ESTATE
BOOK 1274 PAGE 131
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, WE, R. C. Stepp and Doris L. Stepp

(hereinafter referred to as Mortgagor) is well and truly indebted unto
FIRST PIEDMONT BANK AND TRUST
COMPANY

(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 FIFTEEN THOUSAND and no/100

Dollars (\$ 15,000.00) due and payable

six (6) months from date

with interest thereon from date at the rate of 8 per centum per annum, ~~to be paid~~, which interest has already been discounted and paid through October 30, 1973, in the amount of \$600.00

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, in Bates township, located on Valley Road and being more specifically described in a plat of property of R. C. Stepp prepared by Terry T. Dill on November 11, 1970 and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Valley Road at the joint corner of property now or formerly of Roland Rider and Willie R. Rider and Doris L. Stepp and running thence with the joint line of said property, S 48-40 E 1,610.5 feet to an iron pin; thence running N 74-36 W 819 feet to an iron pin; thence running N 38-30 W 923 feet to an iron pin in the center of Valley Road; thence with Valley Road, N 51-30 E 200 feet to an iron pin, the point of BEGINNING. 8.75 acres, more or less.

ALSO:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, being located in Bates township and on the branch waters of North Saluda River, and having the following metes and bounds, to-wit:

BEGINNING on an iron pin, joint corner with Clyde Coleman and Willie E. Heaton and running S 49 E 1,439 feet to the stone, corner on the Langford line; thence with said line, N 70 E 405 feet to the center of G & N Railroad; thence with the railroad 1793.22 feet (27.17 chains) to an iron pin; thence N 47-30 W 500 feet to the BEGINNING corner, 18.25 acres, more or less.

The above described property is the same property conveyed to the Mortgagors herein by deeds recorded in the RMC Office for Greenville County, South Carolina in Deed Book 813, Page 48 and Deed Book 903, Page 500.

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 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.