

JUN 21 1973

DONNIE S. TANKERSLEY

MORTGAGE

BOOK 1282 PAGE 312

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert Epps and Barbara Epps

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

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 Twenty-One Thousand and No/100 DOLLARS (\$21,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

November 1, 1998, 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 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, Fairview Township, and within the corporate limits of the Town of Fountain Inn in the subdivision known as "Inn Village," and being more particularly described in a Plat prepared by John S. Woods, R.L.S., December 18, 1971, entitled "Plat of Property of Walter H. Smith, Fountain Inn, S. C.," to-wit:

BEGINNING at an iron pin in the Eastern edge of Inn Circle, joint front corner with Lot #54, and running thence with the Eastern edge of Inn Circle N. 8-30 E. 105 feet to an iron pin, joint corner with Lot #52; thence leaving Inn Circle and running S. 81-30 E. with back line of Lot #52, 100 feet to an iron pin at back corner of Lots 52 and 51, then running with back line of Lot 51 along same course (S. 81-30 E.) 50 feet, for a total distance of 150 feet, to an iron pin along line of Lot 51 and back corner of Lot 49; thence with joint line of Lot 49, S. 8-30 W. 75 feet to an iron pin at back corners of Lots 49 and 48; thence with joint line of Lot 48, S. 13-36 W. 73.4 feet to an iron pin, corner with Lots 48, 47, and 54; thence with joint line of Lot 54, N. 64-47 W. 150 feet to an iron pin in the Eastern edge of Inn Circle, the point of beginning; and bounded by Inn Circle, Lots 52, 51, 49, 48 (First Baptist Church), and 54.

This being the greater portion of the original Lot #53, (see plat of Inn Village prepared by W. N. Willis, Engineers, Spartanburg, S. C., dated February 25, 1960, and recorded in the R.M.C. office for Greenville County, S. C., Plat Book R. R. at Page 61) conveyed to the Grantor herein by deed of Real Estate Fund, Inc., December 18, 1961, and recorded in said R.M.C. office, Book 690, Page 397; the Grantor herein having conveyed out of original lot a narrow strip along back line adjoining Lot #48, as shown by deed to First Baptist Church of Fountain Inn, said deed dated December 21, 1971, of record in said R.M.C. Office in Book 934, Page 165.

THIS CONVEYANCE IS MADE SUBJECT TO THE SUBDIVISION RESTRICTIONS DATED, SEPTEMBER 17, 1960, and RECORDED IN THE RMC OFFICE IN BOOK 659, AT PAGE 225.

S. C. DOC. STAMPS AFFIXED TO NOTE OF THIS MORTGAGE.

[Signature]
 SWORN to before me this 14th day of June, 1973

[Signature]
 Notary Public of S.C. - My Commission Expires 3/7/78

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.