



BOOK 1287 PAGE 103

STATE OF SOUTH CAROLINA
COUNTY OF

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sarah J. Epps and Edgar F. Epps

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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

One Thousand one hundred and seventy-two & no/100 Dollars (\$ 1,872.00) due and payable

the 1st of each month in 24 installments of 78.00 starting the 1st of September and continuing each month with the last payment of 78.00 on Aug 1 1975 equaling to the unpaid balance.

with interest thereon from Sept 25 73 at the rate of 7 per centum per annum, to be paid in advance

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 Bates Township, Greenville County, State of S.C.

containing 62.6 acres, more or less, and about 12 miles North of Greenville, court House being on the road leading from Hellams Crossing connecting with the Tubbs Mountain Road said to be the Old White Horse Road and being bounded by lands of J. T. CHILES L. L. Sammons, Mrs. Minnie Hunt and H. B. Davis, and being the same land described in the deeds to R. N. Henderson as follows:

Deed from Leila J. Jones et al, heirs of Louisa Marchbanks dated September 1905, which deed was recorded September 6, 1905, in Deed Book 000, Page 482, said tract containing forty-three(43) acres and described by metes and bounds in said deed.

A tract of 19.6 acres conveyed by I. S. Epps to R. N. Hendricks A August 25, 1903, recorded in Deed Book JJJ, Page 765, being all of said land described in said deed except the first tract of 12 1/2 acres which is retained by the Grantor.

Said land was devised to me by my deceased wife, Fannie A. Henderson by her will on file in the Probate Court Office in Apartment 484 File 21, said land having been acquired by my said deceased wife by will from Rufus N. Hendricks by his will on file in the Probate Court Office in Apartment 256, File 31. This deed is made in pursuante to contract between the Grantor and Edgar F. Epps, recorded in Deed Book 272, Page 102 and is made to the Grantees at the direction of said Edgar F. Epps.



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 transmit 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.

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