

FILED
GREENVILLE, CO. S. C.

BOOK 1298 PAGE 633

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 28 2 57 PM '73
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Grady S. Sandlin and Lantie B. Sandlin
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto W. C. Stepp

(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 Thirty-five thousand and

no/100ths-----DOLLARS (\$35,000.00),

with interest thereon from date at the rate of 0 per centum per annum, said principal and interest to be repaid: Payable in installments of One thousand dollars (\$1,000.00) and no/100ths, beginning January 1, 1974 and a like payment each fourth month thereafter until paid in full, with the right of prepayment at any time without penalty.

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, on the waters of South Tiger River, and known as a part of the Charles Wood tract, and bounded by lands now or formerly of Mandy Dill, Benjamin Holley Coleman and others, and containing seventy-three (73) acres, more or less and being a portion of One Hundred forty-six (146) acres bought from S. C. Dickerson by Elias Rainey the 22nd of November, 1882. For further description see Plat made by Johnson, D. C.

BEGINNING on a stone and running thence N 17 W 1,280.4 feet to a red oak 3X; thence N 62 W 388.08 feet to a stone; thence N 55 W 712.80 feet to a stone 3X; thence S 43 W 347.16 feet to red oak dead; thence S 41 W 759.00 feet to a double sourwood; thence N 48 W 528.00 feet to a Spanish oak 3X on a branch; thence up the said branch with the meanderings of the branch about 1,716.00 feet to a holly at the head of the branch; thence up the dividing line that was run the first day of September, 1881, dividing the land formerly Elias and James A. Rainey and set off to W. F. Rainey.

The above-described property is the same conveyed to the Mortgagors herein by deed of W. C. Stepp to be recorded forthwith.

(Mortgagee herein has retained a life estate for himself and his wife Ola B. Stepp)



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.