

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Philip C. Sheppard and Margaret R. Sheppard

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. J. Copeland and Rebecca Y. Copeland

(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 **FOUR THOUSAND AND 00/100**-----
Dollars (\$4,000.00) due and payable

at the time the second described piece of property above is conveyed by mortgagor, but in no event later than one (1) year from date,

with interest thereon from date at the rate of **eight** per centum per annum, to be paid: **on demand**

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, Town of Fountain Inn, on the Eastern side of Garrett Street and shown and designated as Lots 25 and 26 on a Plat of the property of W. H. Phillips and W. E. Harrison, recorded in the R.M.C. Office for Greenville County in Plat Book FF, Pages 52 and 53, and having in the aggregate the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Garrett Street, at the joint front corners of Lots 24 and 25 and running thence with the joint line of said Lots, S. 80-30 E., 193 ft. to an iron pin; thence along the rear line of Lot 38, N. 9-00 E., 100 ft. to an iron pin; thence along the rear line of Lots 26 and 37, N. 8-30 E., 100 ft. to an iron pin at the joint corners of Lots 26 and 27; thence with the joint line of said Lots, N. 80-30 W., 187 ft. to an iron pin on the Eastern side of Garrett Street; thence with the side of said Street, S. 11-00 W., 100 ft. to an iron pin at the front corners of Lots 26 and 25; thence S. 9-00 W., 100 ft. to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagors by deed of E. J. and Rebecca Y. Copeland to be recorded of even date herewith.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage this date given to United Federal Savings & Loan Association, formerly Fountain Inn Federal Savings & Loan Association, recorded in Mortgage Book 1282, Page 488.

ALSO: ALL that certain piece, parcel or lot of land located on the Northwest side of Friartuck Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 49 on Plat of Sherwood Forest, filed in the R.M.C. Office for Greenville County in Plat Book GG, Pages 2 and 3, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Friartuck Road, at the joint front corner of Lots 49 and 48 and running thence with the joint line of those lots, N. 50-03 W., 144.1 ft. to an iron pin; thence N. 32-42 E., 78.8 ft. to iron pin; thence S. 48-56 E., 155 ft. to iron pin on the Northwest side of Friartuck Rd.; thence along said Rd., S. 40-32 W., 75 ft. to*

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

* iron pin at point of beginning. This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office in Deed Book 800, Page 583.

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