

# MORTGAGE

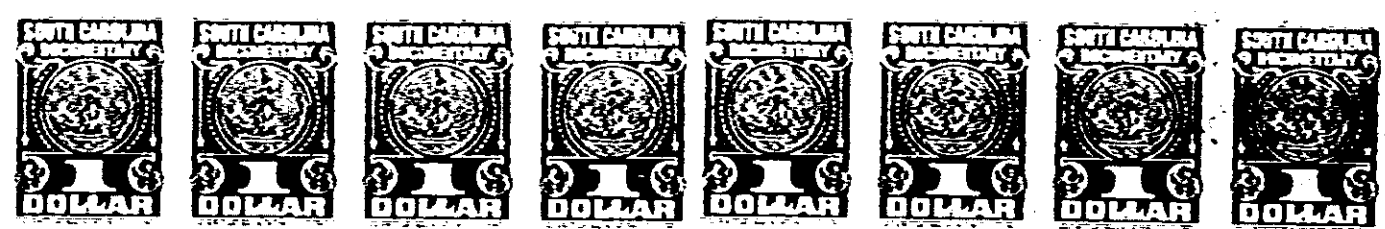
THIS MORTGAGE is made this **2nd** day of **December**, 1975, between the Mortgagor, **Phillip L. Eppley** (herein "Borrower"), and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of **SOUTH CAROLINA**, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **--- TWENTY THOUSAND AND NO/100 (\$20,000.00) ---** Dollars, which indebtedness is evidenced by Borrower's note dated **December 2, 1975** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **December 1, 2000**

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of **Greenville** State of South Carolina: **Highland Township, on the north side of South Carolina Highway No. 414 (Tugaloo Road), containing 20 acres, more or less, and being the greater portion of the property shown on plat prepared for Phillip L. Eppley, recorded in Plat Book 5-G, page 26, and having the following metes and bounds:**

**BEGINNING** at an iron pin in center of Highway No. 141, joint front corner of Eppley and Stuart properties, and running thence with the line of Stuart, N. 0-37 E. 340.85 feet to an iron pin; thence N. 17-59 E. 842.4 feet to an iron pin on line of W. R. Grace & Company; thence therewith N. 47-50 E. 356.9 feet to an iron pin; thence S. 35-00 E. 195.3 feet to an iron pin; thence N. 71-45 E. 117.5 feet to an iron pin, corner, now or formerly Altie C. Gosnell; thence with the line of Gosnell S. 62-00 E. 181 feet to an iron pin on line of Leo Gosnell; thence with the line of Gosnell S. 24-00 W. 77 feet to an iron pin; thence S. 9-00 W. 459 feet to an iron pin; thence S. 61-00 E. 101 feet to an iron pin, corner of Bowers property; thence with line of Bowers S. 36-15 W. 257.5 feet to an iron pin; thence S. 65-00 E. 160 feet to an iron pin, corner of Heath property; thence with the line of Heath S. 65-05 W. 381 feet to an iron pin; thence S. 65-00 W. 340 feet to an iron pin in center of Highway No. 414; thence therewith S. 84-24 W. 274.5 feet to the point of beginning.

The above described property being the greater portion of that property conveyed to mortgagor by deed recorded in Deed Book 835, page 226, R.M.C. Office for Greenville County.



which has the address of **Route 1,** **Taylors, South Carolina**  
(Street) (City)  
**29687** (herein "Property Address");  
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

0237

4328 RV-2