STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED GREENVILLE CO. S.C. 29 10 21 AM

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Larry Joe Epps and Eva L. Epps

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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-four Hundred sixty-two and 64/100 Dollars ($ 2,462.64) due and payable

in twenty-four (24) consecutive monthly payments of One Hundred Two and 61/100 ($102.61) Dollars each commencing January 1, 1977 and continuing each and every month until paid in full. Payments to be applied first to interest which has been added to the principle above and then to principle.

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: as stated above

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, Oaklawn Township, located on the West side of Highway 20 (formerly U. S. Highway 29) and known and designated as lots Numbers 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 of the T. D. Bennett subdivision, as shown by plat made by G. Sam Lowe, registered C. E., August 24, 1948 and recorded in the Greenville RMC Office in Plat Book S, at Page 143, and according to said plat, more particularly described as follows:

BEGINNING at a stake on western side of Highway 20, at the joint front corners of lots numbers 4 and 5, thence with the western side of said highway N. 4 degrees, 05" W. 325 ft. to a corner which is the joint front corners of lots numbers 17 and 18; thence S. 85 degrees 45' W. with the joint line of lots numbers 17 and 18, 203.5 feet to a joint rear corner of lots numbers 17 and 18; thence S. 4 degrees 20' E. 325 ft. to the joint rear corner of lots numbers 4 and 5; thence N. 85 degrees 45' E. 200.9 ft. to the beginning corner.

This being that same tracts of land conveyed to us by Norman W. McCall by deed dated July 1, 1967 and recorded in the office of the RMC for Greenville County in Book 823, at Page 102, July 6, 1967.

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 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.

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