

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1403 PAGE 676

JUL 11 2 51 PM '77 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, I, Peggy Capps

(hereinafter referred to as Mortgagor) is well and truly indebted unto Isaac Epps

(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

-----Sixteen Thousand & No/100-----Dollars (\$ 16,000.00) due and payable

at the rate of One Hundred Fifty & No/100 (\$150.00) Dollars per month for twenty-three (23) consecutive months, with first installment due March 15th, 1977, and balance in full due on the 24th month from date,

with interest thereon from date at the rate of $7\frac{1}{2}$ per centum per annum, to be paid:

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:

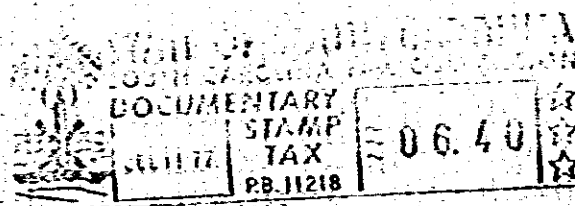
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Bates Township, about three miles north of Travelers Rest, S. C., on U. S. Highway No. 276, and being known and designated as Lot No. 68 of a subdivision of the Marnie K. Hunt Estate as shown on Plat thereof prepared by H. L. Dunahoo, Surveyor, November 15 and 16, 1951, and recorded in the RMC Office for Greenville County in Plat Book AA, at page 134, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the eastern edge of U. S. Highway No. 276, joint front corners of Lots 67 and 68, and running thence along the joint line of said lots, N. 64-40 E 200 feet to a stake at the joint rear corner of said lots; thence S 26-00 E 100 feet to a stake at the joint rear corners of Lots 68 and 69; thence along the joint line of said lots S 64-40 W 200 feet to an iron pin on the eastern side of U. S. Highway No. 276; thence along the eastern side of U. S. Highway No. 276 N 26-00 W 100 feet to the beginning corner; and, BEING that same property conveyed to Mortgagee on January 6, 1977, by Deed of Grady and Audrey M. Epps, and being recorded of even date.

ALSO, this is that same property conveyed to the said Grady & Audrey M. Epps by the said Isaac Epps and Juanita Epps, on September 4th, 1973, and being recorded in the RMC Office for County & State aforesaid, in Book 984, at Page 824.

The above described property is conveyed subject to recorded rights-of-way for the installation and maintenance of public utilities.



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.

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