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RAY 10148, 2-28-77, 29607

SEP 6 9 21 AM '77
DONNIE S. TANKERSLEY
R.M.C.

1409 PAGE 70

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: LARRY J. EPPS AND EVA L. EPPS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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-eight Thousand and No/100-----

DOLLARS (\$ 28,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, September 1, 2002

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 piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being~~XX

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SUNAM

All that piece, parcel or lot of land situate, lying and being on the Southwestern side of Golden Grove Circle, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 16 as shown on a plat entitled "Golden Grove Estates, Section I", dated September 7, 1971, prepared by R. D. Garrison, R.S., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R at page 1 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Golden Grove Circle at the joint front corner of Lots Nos. 15 and 16 and running thence with the common line of said lots S. 25-24 W. 210 feet to an iron pin; thence S. 64-36 E. 150 feet to an iron pin at the joint rear corner of Lots Nos. 16 and 17; thence with the common line of said lots N. 15-17 E. 218 feet to an iron pin on the Southwestern side of Golden Grove Circle at the joint front corner of Lots Nos. 16 and 17; thence with the Southwestern side of Golden Grove Circle N. 67-46 W. 89.1 feet to an iron pin; thence continuing with the Southwestern side of Golden Grove Circle N. 64-36 W. 25 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Ronald D. Ray and Diana C. Ray, dated September 2, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1064 at page 172 on September 2, 1977.

DOCUMENTARY
STAMP
TAX
SEP-877
P.B. 11216
11.20

MORTGAGE

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