

Real Estate Mortgage

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 11th day of October, 1978, by Clarence Layton Epps

hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Twenty Thousand Nine Hundred Seventy-Eight & No/100--- (\$ 20,978.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 144 consecutive monthly instalments of Two Hundred Eighty-One and 92/100----- (\$ 281.92 ) Dollars each, the first instalment being due November 15, 1978, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, situate, lying and being in O'Neal Township, Greenville County, State of South Carolina, containing one (1) acre, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin located 25 feet Northeast of Center of the Old State Road, (S. C. Highway No. 253), and 988 feet Southeast from center of Chastain Road; also 10 feet Southeast from center of water-way which was built by U. S. CCC Tyger River Project, and running thence parallel with line of property of W. W. Epps, N. 45-45 E. 217.8 feet to iron pin; thence S. 37-02 E. 200 feet to iron pin; thence S. 45-45 W. 217.8 feet to iron pin on right-of-way line of Highway No. 253; thence with the right-of-way line, N. 37-02 W. 200 feet to beginning corner.

Together with all rights, titles and interests in and to that certain water drainage easement adjacent to and bordering the above described property as recited in that certain deed of W. W. Epps to Clarence Layton Epps dated August 28, 1963, and recorded in Deed Book 731 at Page 477 in the RMC Office for Greenville County, S. C.

This is the same property conveyed to the Mortgagor herein by deed of W. W. Epps dated August 28, 1963, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 731, at Page 477 on September 9, 1963.

ALSO: ALL that piece, parcel or lot of land in Oneal Township, Greenville County, State of South Carolina, containing 3.43 acres, more or less, according to a plat made by Terry T. Dill, February 26, 1959, and subdivided October 1, 1969, on same plat, having the following metes and bounds:

BEGINNING at a point in the Old State Road (Highway 253) at the corner of this property and property owned by Ralph Lynn, and running thence N. 45-45 E. 661.5 feet to an iron pin; thence S. 81-00 E. 460.5 feet to an iron pin; thence S. 45-45 W. 226.0 feet to an iron pin, thence N. 81-00 W. 200.0 feet to an iron pin, thence S. 45-45 W. 400.0 feet (See reverse side hereof)

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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