

MORTGAGE OF REAL ESTATE—Offices of Cheros and Patterson, Attorneys at Law, Greenville, S. C.

Mortgagee's address: Apt. E-311, 026 Cleveland St., Greenville, SC 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE
 } S. TANKERSLEY
 } R.M.C.

FILED
GREENVILLE CO
FEB 23 4 56 PM '79

TO ALL WHOM THESE PRESENTS MAY CONCERN: William F. Finnell and Grace A. Finnell
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Steven M. Epstein & Lillian C. Epstein
(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

Two Thousand and No/100 ----- DOLLARS (\$ 2,000.00),
with interest thereon from date at the rate of n/a per centum per annum, said principal and interest to be repaid: within six months from date or upon the sale of property known as Lot 45 Coachwood Estates, Section II, Greenville County, South Carolina, whichever occurs first.

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, being shown and designated as Lot Number 45 of Coachwood Forest, Phase Two on Plat recorded in Plat Book 6-M at Page 57 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of George's Hideaway at the joint front corner of lots 45 & 46 and running thence with the common line of said lots, S 32-20 E 435.2 feet to a point; thence turning and running, S 37-49 W 210 feet to a point at the joint rear corner of Lots 45 & 44; thence with the common line of said lots, N 32-40 W 540.8 feet to an iron pin on George's Hideaway; thence turning and running with said Street, N 52-13 E 200 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of the mortgagees dated February 13, 1979 and recorded on even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
00.80
PR. 11218

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

SC10

1 FEB 23 79
490

SC10

4328 RV-2