

FILED
GREENVILLE CO. S. C.

BOOK 1493 PAGE 105

Real Estate Mortgage

JAN 14 10 40 AM '80

DONNIE S. BARRERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 7th day of January, 1980, by _____

James C. Schepis 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 Thirty-Five Thousand One Hundred and No/100----- (\$ 35,100.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 180 consecutive monthly instalments of Four Hundred Ninety-One and 25/100----- (\$ 491.25) Dollars each, the first instalment being due February 15, 1980, 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 those pieces, parcels or lots of land situate, lying and being on Chestnut Ridge (formerly Thompson Avenue) on Paris Mountain, Paris Mountain Township, Greenville County, State of South Carolina, being known and designated as Lots 22, 23, 24, 25, 26 and 27, Section A of the property of Paris Mountain Land Company as shown on plats recorded in the RMC Office for Greenville County, South Carolina, in Deed Book DDD at Page 902, and Plat Book K at Page 270, and having, according to a more recent plat prepared by Piedmont Engineering Service dated February 20, 1956, recorded in the RMC Office for Greenville County in Plat Book JJ at Page 109-B, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of an alleyway at the joint corner of Lots 27 and 28, and running thence along the curvature of said alleyway as follows: N. 31-19 E. 74 feet to an iron pin, N. 31-32 E. 101.6 feet to an iron pin; thence along the line where said alleyway joins Chestnut Ridge, N. 24-23 E. 109.8 feet; thence continuing along the curvature of said Chestnut Ridge as follows: N. 5-47 E. 152.2 feet to an iron pin; thence N. 12-44 E. 66.6 feet to an iron pin; thence N. 48-31 E. 50.2 feet to an iron pin; thence S. 87-56 E. 58.1 feet to an iron pin; thence S. 44-50 E. 63 feet to an iron pin; thence S. 36-28 E. 66.1 feet to an iron pin; thence S. 24-39 E. 67.7 feet to an iron pin; thence S. 6-49 E. 63.1 feet to an iron pin; thence S. 15-14 W. 140.4 feet to an iron pin; thence S. 23-26 W. 110.7 feet to an iron pin; thence S. 40-07 W. 75.1 feet to an iron pin at the joint corner of Lots 27 and 28 (said pin being located 415 feet in a Northeasterly direction from the center line of Altamonte Drive); thence along the joint side line of Lots 27 and 28, N. 85-29 W. 253.3 feet to the point of beginning.

ALSO: All the right, title and interest of the Mortgagor in and to the aforementioned alleyway which runs between the premises hereinabove described and property now or formerly of J. Morgan Goldsmith.

This is the same property conveyed to the Mortgagor herein by deed of Harold J. Walter recorded December 19, 1979, in Deed Book 1117 at Page 614.

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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