

Post Office Box 4352, Greenville, S. C. 29608

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MORTGAGE OF REAL ESTATE—Offices of John G. Cheros, Attorney at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 24 PM '80
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MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carroll E. Epps and
Patricia A. Epps

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

WHEREAS, the Mortgagor is well and truly indebted unto Bobby Joe Jones Builders, Inc.;
Dick Quinn Realty and Century 21 John Flynn Company
(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 Three Thousand Seven Hundred

Forty Five and no/100----- DOLLARS (\$ 3,745.00-).

with interest thereon from date at the rate of 12 per centum per annum, said principal and interest to be repaid:

The sum of \$1,000.00 to Bobby Joe Jones Builders, Inc., the sum of \$1,372.50 to Dick Quinn Realty and the sum of \$1,372.50 to Century 21 John Flynn Company, due and payable one year from date or upon borrowers being able to obtain sufficient funds to refinance the second mortgage. Interest to be due and payable, if not sooner paid, on April 29, 1981.

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,

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 52 on plat of White Oak Hills, Section One, recorded in Plat Book 7 C at page 33 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Bobby Joe Jones Builders, Inc. by deed recorded herewith.

THIS IS A THIRD MORTGAGE.

RECORDED
APR 24 1980
GREENVILLE CO. S. C.

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.

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