

1327-127

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

} 34

S. C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

SLEY

WHEREAS, ALEC K. EPTING

hereinafter referred to as Mortgagor) is well and truly indebted unto VENUS N. EPTING

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 THIRTY-FOUR THOUSAND FIVE HUNDRED AND NO/100-----

----- Dollars (\$ 34,500.00 ) due and payable  
IN equal monthly installments of Three Hundred Fifty-Four and 87/100 (\$354.87) Dollars, beginning on January 1, 1981 and continuing monthly through December 1, 1985 with the remaining principal and interest payable in full on January 1, 1986.

with interest thereon from December 8, 1980 at the rate of 12% per centum per annum, to be paid: AS SET

OUT ABOVE.

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:

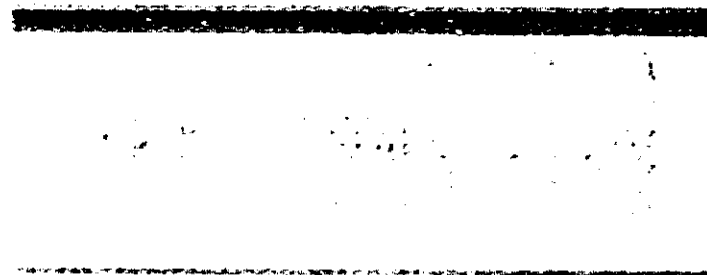
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 lot of land with all improvements thereon, in Greenville County, State of South Carolina, on the western side of Dagenham Drive, near the City of Greenville, being shown as Lot No. 63 on plat of Section 3 of Wade Hampton Gardens, recorded in Plat Book YY at Page 179.

Derivation: Deed Book 1138, Page 645 - Riley B. Cordell 12/8/80



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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