

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE  
AUG 5 3 44 PM '83  
RECORDED

MORTGAGE OF REAL ESTATE

NO. 1619

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ROSSIE ROPER EPPS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES A. BOLING,  
Rt. #2, Taylors, SC 29687

(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 SEVENTEEN THOUSAND AND NO/100

Dollars (\$ 17,000.00); due and payable

ON DEMAND

with interest thereon from date at the rate of 10 per centum per annum, to be paid

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, in Greenville Township, being known and designated as Lot #12, as shown on a revised plat of Park Hill, recorded in Plat Book "J" at Pages 208 and 209, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the Western side of North Brookwood Drive, at the joint front corner of Lots #11 and 12, and said pin also being 145 feet North from the Northwest corner of the intersection of Brookwood Drive and North Brookwood Drive, and running thence with the line of Lot #11, S. 70-08 W. 195.3 feet to an iron pin; thence with the rear line of Lots #5, 6 and 7, N. 21-05 W. 75 feet to an iron pin; thence with the line of Lot #13, N. 70-05 E. 200.6 feet to an iron pin on the West side of North Brookwood Drive; thence with the West side of North Brookwood Drive, S. 17-05 E. 75 feet to the beginning corner.

The above is the same property conveyed to the Mortgagor herein by deed of James A. Boling, dated December 3rd, 1975 and recorded in the RMC Office of Greenville County, S.C., in Deed Book 1028, Page 279, on December 5, 1975.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental or appertaining, and of all 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 such 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

1619

1619