

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
NOV 2 2 27 1993
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B & H Enterprises, a General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Earl Epps and Margaret E. Epps

(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-Three Thousand Three Hundred Thirty-Three and 34/100**-----Dollars (\$33,333.34) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~

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, the Mortgagee's heirs, 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Bates Township on Keeler Bridge Road and being more fully described as follows:

BEGINNING at a nail and cap in the center of Keeler Bridge Road near the intersection of the White Horse Road and running thence with the center of said Keeler Bridge Road, N. 55 W. 474.5 feet to a bend; thence N.43-40 W. 318 feet to a bend; thence N.58-10 W. 112.5 feet to a bend; thence N. 84 W. 72 feet to a bend; thence S.59-30 W. 90.5 feet to a bend; thence S. 39-20 W. 541 feet to a bend; thence S.47-30 W. 162 feet to a bend; thence S.59-45 W. 227.5 feet to a nail and cap; thence S.36-15 E. 350.8 feet to an iron pin; thence N.44-15 E. 933.9 feet to an iron pin; thence S.66-15 E. 506.9 feet to an iron pin; thence S. 80 E. 196.5 feet to the beginning corner, and containing 8.54 acres, more or less.

THIS is the same property as that conveyed to the Mortgagor herein by deed from William Earl Epps and Margaret E. Epps recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagees herein is: Route 6, Loraine Drive
Travelers Rest, S. C. 29690

2 NO 283 344

STATE OF SOUTH CAROLINA
RECORDS & DEEDS
GREENVILLE COUNTY
NOV 2 1993
STAMP TAX \$13.00

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 is 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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