

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John L. Eppley

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank And Trust 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 EIGHT THOUSAND SIX HUNDRED SIXTY-NINE AND 27/100----- Dollars (\$8,669.27) due and payable

See terms on Note dated February 6, 1984

with interest thereon from date at the rate of _____ 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 as-

All that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, near Travelers Rest, being shown as 2.66 acres on plat entitled "Property of L. Larry Sabo" prepared by W. R. Williams, Jr., Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Westridge Road (which pin is 302.3 feet to the intersection of Westridge Road and Westridge Court); thence N. 83-41 E. 458.1 feet to an iron pin; thence S. 1-03 W. 220 feet to an iron pin; thence S. 74-03 W. 458 feet to an iron pin; thence N. 2-07 W. 295.9 feet to an iron pin being the point of beginning.

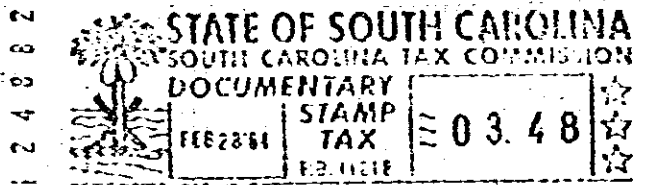
This is the same property conveyed to mortgagor herein by deed from Paul Paul D. Weathers and Mary P. Weathers, recorded in the RMC.

Office for Greenville County in Deed Book 1207, page 85, on February 3rd, 1984.

ALSO: ALL that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, near Travelers Rest, being shown as 5.0 acres on plat entitled "property of John L. Epply" prepared by W. R. Williams, Jr., surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Westridge Road (which iron pin is 1029.3 feet from the intersection of Westridge Road and Northridge Road) thence N. 2-07 W., 506.7 feet to an iron pin; thence N. 74-03 E., 458 feet to an iron pin; thence S. 1-03W., 514.5 feet to an iron pin; thence S. 74-03 W. 428.7 feet to an iron pin being the point of beginning.

This is the same property conveyed to mortgagor herein by deed from David Pavluk and James D. Woznick recorded in the RMC Office for Greenville County in Deed Book 1207, page 84, dated January 9, 1984.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident 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.

