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GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESTATE—Office of FILE & FILE, Attorneys at Law, Greenville, S. C.
May 13 4 31 PM '30

DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JIMMY RAY EPPS, SR. and MYRA JEAN A. EPPS

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

P. K. SCHRODER

*Donnie S. Tankersley
R.H.C.*

(hereinafter referred to as Mortgagor) is evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Five Thousand Nine Hundred Thirty One and 34/100** Dollars (\$ 5,931.34) due and payable

prepared by Campbell & Clarkson dated December 20, 1900, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Parkhurst Drive at the joint front corner of Lots Nos. 120 and 121, which point is 225 feet in a southeasterly direction from Stadium Drive (formerly Chandler Street) and running thence along the southwestern side of Parkhurst Drive, S. 59-02 E., 105 feet to an iron pin; thence S. 30-58 W., 240 feet to an iron pin; thence N. 59-02 W., 105 feet to an iron pin; thence N. 30-58 E., 240 feet to an iron pin, the point of beginning.

This mortgage is junior in lien to that certain mortgage heretofore given to Cameron-Brown Company recorded in Mortgage Volume 1048 at Page 185 in the RMC Office for Greenville County.

WITNESSED:

15:39

PAID IN FULL AND SATISFIED THIS 18th day of July, 1930.

Don M. Wiley

Together with all and singular rights, interests, hereditaments and appurtenances to the same belonging in any way touching 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 fixed 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 Mortgagor, his heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereabove 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagor for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in favor of the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, whether due or not.

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