

THE STATE OF SOUTH CAROLINA,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. Frank Epper

SEND GREETING:

WHEREAS, I, the said J. Frank Epper
in and by my certain promissory note in writing, of
even date with these presents, and well and truly indebted to

in the full and just sum of Twenty five Hundred
Dollars, to be paid on or before one year from date

with interest thereon from date at the rate of 8 per cent. per annum to be
computed and paid annually

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or
interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue

thereon and foreclose this mortgage, said note further providing for an attorney's fee of ten per cent of the amount due hereon besides all costs and expenses of collection, to be added to
the amount due on said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof,
be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being
thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, That I the said J. Frank Epper
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said H. P. Mc Gee

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me the said J. Frank Epper

in hand well and truly paid by the said H. P. Mc Gee

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant,
bargain, sell and release unto the said H. P. Mc Gee his heirs and assigns forever

All that certain piece parcel or lot of land situate lying and being in
the county and state aforesaid, being lot number 16 of Block "B" of the
property of the Dudston Street Realty Association as shown by plat
referred to in R. M. C. Office for Greenville County in Plat Book "A" folio pages
122 & 123 dated April 5th 1906 - revised June 30th 1909 and having the following
meter and bounds, to-wit: Beginning at a point on Sumner Street, corner of
lot number 15; thence with the line of lot number 15 N. 74-45 W. one hundred thirty
(190 ft 5 in) feet five inches to line of lot number 19; thence with the base line of
lots numbers 19, 18 & 17 S. 31. 26 E. One Hundred Sixty nine (169 ft 5 in) feet five
inches to a street; thence with the line of said Street in an easterly direction sixty-nine
(69 ft 11 in) feet eleven inches to Sumner Street; thence with Sumner N. 15-15 E. Ninety-
four (94 ft 8 1/2 in) feet eight and one half inches to the beginning corner.

Being the same lot conveyed to me by Mattie J. Adams see Deed Vol. 49 page 253
All those certain parcels or lots of land situate, lying and being in the county
and state aforesaid about four and one half miles north of the city of Greenville, near
the P. & N. Station of Sevier and being a portion of the E. M. Wharton subdivision,
having been conveyed to J. H. Manzetta one by W. C. McDaniel recorded in Vol. 43
at page 178 and being described as follows: Beginning at a stake on the
National Highway corner of lots nos. 96 and 97 and running thence along said high-
way N. 64-15 E. thirty feet to a stake; thence S. 30-38 E. eleven feet six inches
to the southern Railway right of way; thence S. 68-30 W. along the southern Railway
right of way twenty feet to a stake corner of lots numbers 96 and 97; thence N. 1-
30-38 W. in the line of lots numbers 96 & 97 ten feet two inches to the beginning corner.

Also lot conveyed to J. H. Manzetta by J. C. Stokes this deed being
of record in R. M. C. Office in and for Greenville Vol. 52 at page 113 and
has the following meter and bounds to-wit: Beginning at a stake on
the National Highway S. 64-15 W. twenty five feet to a stake; thence
S. 30-38 E. eight feet five inches to a stake; thence N. 68-30 E. twenty-
five feet two inches; thence N. 30-38 W. ten feet two inches to the
beginning corner and being the same conveyed to me by J. H. Manzetta
deed recorded Vol. 68 page 193