

MORTGAGE OF REAL ESTATE

40000 PROVISIONS - HARRARD CO. - GREENVILLE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE.) ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: R. E. LIPSCOMB and OIGA P. LIPSCOMB of Greenville County, South Carolina, hereinafter called the Mortgagors, send greetings:

WHEREAS, the Mortgagors are well and truly indebted unto North Carolina Mutual Life Insurance Company, a corporation organized and existing under the laws of North Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Five Thousand Dollars (\$5000.00), with interest from date at the rate of six per centum (6%) per annum until paid, said principal and interest being payable at the office of said Mortgagee in Durham, North Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of thirty-five and 83/100 (\$35.83), dollars, commencing on the first day of January, 1946, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January 1966.

If default be made in the payment of any installment under said note, and if the default is not made good prior to the due date of the next such installment, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of said note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default. In the event of default in the payment of said note, and if it is placed in the hands of an attorney at law for collection, the undersigned hereby agree to pay all costs of collection, including a reasonable attorney's fee.

NOW, KNOW ALL MEN, That the Mortgagors in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three dollars (\$3) to the Mortgagors 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, the following described real estate situated in the County of Greenville, State of South Carolina:

All those certain pieces, parcels or lots of land with the buildings and improvements thereon, situate, lying and being on the North side of Saluda Dam Pike and on the Southwest side of old road and East side of a county road and being shown as Lots 11, 12, 13, 14, 15, 16, 17 and 18 and part of an un-numbered tract lying along the North side of said lots as shown on plat made by C. H. Millard of property of Elizabeth D. Zimmerman, June 1944, recorded in Plat Book "O", at page 61, RMC Office for Greenville County, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the North side of Saluda Dam Pike at joint front corner of Lots 10 and 11 and running thence with line of Lot 10, N. 17-10 W. 400 feet to an iron pin; thence along rear line of Lot 10, N. 68-54 E. 50 feet to an iron pin; thence N. 42-40 W. 530 feet, more or less, to an iron pin at a point West of the lower pond shown on said plat; thence N. 47-20 E. crossing branch above the lower pond 120 feet, more or less, to a stake in the old road; thence N. 51-30 W. 85 feet to an iron pin in said road; thence N. 4-00 W. 55 feet to a point in said road; thence S. 53-15 W. crossing branch below pond 205 feet to a point in County Road; thence following said County road the following courses and distances: S. 35-28 E. 100 feet; thence S. 37-42 W. 50 feet; thence S. 25-55 W. 100 feet; thence S. 15-14 W. 100 feet; thence S. 11-50 E. 50 feet; thence S. 72-47 E. 70 feet; thence N. 84-22 E. 100 feet; thence S. 75-36 E. 50 feet;

Handwritten notes and signatures: 'Satisfied', 'August 13, 1948', 'North Carolina Mutual Life Insurance Co.', 'Durham, N.C.', 'by E. R. Merrick, Vice President', 'witness: C. Gould Jr.', 'J. H. High'.

17th DAY OF August 1948
Olie Barnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 9 O'CLOCK A.M. No. 18089