

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Broadus C. Hipps

SEND GREETINGS:

Whereas, I the said Broadus C. Hipps

in and by my certain promissory note in writing, of even date with these presents, is

well and truly indebted to Citizens Bank of Fountain Inn, South Carolina

in the full and just sum of Four Thousand and Six Hundred and No/100 (\$4,600.00)

~~(---)~~ Dollars, to be paid in annual installments of Two Hundred and Thirty(\$230.00) Dollars, commencing on December 1, 1947 and continuing on the 9th day of each succeeding year thereafter for a period of twenty years, final payment due and owing December 1, 1967, with the privilege reserved to repay at any time, without premium or fee, the entire indebtedness or any part thereof

with interest thereon from date at the rate of four(4%) per centum per annum, to be computed and paid annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I the said Broadus C. Hipps

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Citizens Bank of Fountain Inn, S.C.

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

the said Broadus C. Hipps

in hand well and truly paid by the said Citizens Bank of Fountain Inn, S.C.

at and before 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

Citizens Bank of Fountain Inn, S.C.

All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, about two miles east of the Town of Simpsonville near the Georgia Road containing 48.1 acres, more or less, according to a survey and plat made by W. J. Riddle, Surveyor, in May 1947, and being more specifically described as follows:

BEGINNING at a stake at Hipps land at the extreme northwest corner of Nannie C. Fowler land and running thence along line of Hipps and George Garrett N. 54-30 E. 1124 to iron pin; thence along King line S. 26-15 E. 472.8 feet to iron pin; thence S. 48-45 E. 375.5 feet to corner in (thence along the road S. 18-30 W. 95.7 ft to another corner in road; thence leaving road and running S. 62-30 E. 460 feet to stake on branch; thence S. 7 E. 453 feet to a stake; thence S. 16-30 W. 871 feet to a black gum corner; thence N. 54-45 W. 234 feet to pin corner; thence N. 33-15 W. 411 feet to poplar corner; thence N. 24-30 W. 448 feet to corner in road previously mentioned; thence along said road S. 34-00 W. 200 feet to bend; thence continuing along road S. 47-30 W. 199 feet to another bend; thence S. 30-45 W. 110 feet to intersection of second road; thence along this second mentioned road. N. 87 W. 599 feet to corner on Mayfield; thence N. 54 E. along Mayfield 572 feet to stake; thence N. 35-30 W. 932 feet to stake at beginning corner and being known and designated as Lot No. 1, on Map No. 2 of the Nannie C. Fowler lands on plat made by W. J. Riddle, which plat is recorded in Plat Book "P", at page 125, R.M.C. Office Greenville County, S. C.; and being a portion of the same land conveyed to Nannie C. Fowler by deed recorded in said R.M.C. Office in Deed Book Volume PPP, at page 125.

The above is the identical tract of land conveyed to the Mortgagor herein by deed of Nannie C. Fowler to be recorded, and this mortgage is given to procure funds with which to pay a portion of the purchase price.

In Release See R. E. 7th Book 1012 Page 586

B.C. Hipps erasures e.k.