

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

KEYS PRINTING CO.,

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FRANK T. HIPPS and WILLIAM G. HIPPS

SEND GREETINGS:

Whereas, we the said Frank T. Hipps and William G. Hipps
in and by our certain promissory note in writing, of even date with these presents, are
well and truly indebted to Citizens Bank, Fountain Inn, S.C.

in the full and just sum of Nine Thousand & no/100 (\$9,000.00) - - - - Dollars

~~(\$-----)~~ Dollars, to be paid in annual installments of \$350.00
commencing December 1, 1948 and commencing on the first day of December of each succeeding year
thereafter for a period of twenty years, final payment due and owing December 1, 1967; with
the privilege reserved to pay at any time without premium or fee the entire indebtedness or any
part thereof,

with interest thereon from date at the rate of four per centum per annum, to be computed and paid December 1,
1948 and annually thereafter

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 mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that we, the said Frank T. Hipps and William G. 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, Fountain Inn, S. C.,

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

the said Frank T. Hipps and William G. Hipps

in hand well and truly paid by the said Citizens Bank, 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, Fountain Inn, S. C., its Successors and Assigns, forever:-

All that piece, parcel or lot of land in Austin Township, Greenville County, State of
South Carolina, about 2½ or 3 miles east of the Town of Simpsonville, on the Jones Mill Road
and the J. P. Hipps Road containing 165 acres, more or less, according to a survey and plat made
by W. J. Riddle, Surveyor, in May 1947 and being more specifically described by courses and
distances and metes and bounds as follows:-

BEGINNING at the intersection of J. P. Hipps Road and the Jones Mill Road and running then
along the Hipps Road, S. 9-15 W. 873 feet to bend; thence S. 2-30 W. 551.5 feet to bend; thence
S. 4-50 W. 198.3 feet to corner in road; thence leaving road and running S. 82-30 W. 44 feet to
corner; thence S. 19-45 W. 455 feet to corner in or near road; thence along J. B. League, S.18-4
E. 972 feet to stone; thence S. 79 E. 670 feet to stone; thence N. 67 E. 280 feet to stone;
thence along Goodwin's land and crossing Durbin Creek, S. 33-39 E. 1947 feet to stone; thence N.
27 E. along Garrett 978 feet to stone; thence N. 72-30 E. 138 feet to stake in branch; thence
along branch by traverse line N. 59 W. 390 feet to turn; thence N. 42-30 W. 575 feet to turn;
thence N. 2 E. 430 feet to turn; thence N. 15 E. 1480 feet to turn; thence N. 25-30 E. 260 feet
to corner in Jones Mill Road; thence along said road in a northwesternly direction approximately
275 feet to a bend therein; thence continuing along said road, N. 47 W. 300 feet to bend; thence
N. 71 W. 228.5 feet to bend; thence N. 78-30 W. 372 feet to bend; thence N. 80-30 W. 848 feet to
bend; thence N. 62-15 W. 350 feet to bend; thence N. 70-15 W. 271.5 feet to fork with the J.P.
Hipps Road at the beginning corner and being known and designated as tract number 4 on map 2 of
the Nannie C. Fowler lands and being a portion of the lands conveyed to Nannie C. Fowler by deed
recorded in Deed Book PPP, page 125, R.M.C. Office for Greenville County, S.C.

The above is the identical tract of land conveyed to the Mortgagors hereinby 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.

The plat referred to above is recorded in the R.M.C. Office for Greenville County, S.C.,
in Plat Book "P" , Page 125.

The debt hereby secured is paid in full and
the Lien of this instrument is satisfied this

RECORDED AND CANCELLED OF RECORD

17 DAY OF Oct. 1967

Oliver Farnsworth
R. M. C. FOR GREENVILLE IY. S. C.

AT 9:30 O'CLOCK A. M. NO. 11148

13 of October 1967

Citizens Bank
Fountain Inn, S. C.

By: W. B. Parsons V. Pres.