

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
JAN 30 1957 A.M.



BOOK 703 PAGE 485

Mrs. Ollie Farnsworth
R. M. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Henry P. Hipp** ----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of **Forty-four Hundred and No/100** -----

DOLLARS (\$ **4400.00** -----), with interest thereon from date at the rate of **six** ----- (- 6 %) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and furthersums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor 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:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville**, in **Fairview Township**, just outside the corporate limits of the Town of **Simpsonville**, just off the **Laurens Road**, U. S. No. 276, with the following metes and bounds, to wit: BEGINNING at an iron pin in the Northern edge of a New Street that leads from the Laurens Road or U. S. 276, adjoining the property herein described, joint corner with lot of **E. M. Jewell**, and running thence with the New Street South 85 - 37 West seventy five (75) feet to an iron pin thence North 2-30 West one hundred fifty (150) feet to an iron pin, joint corner with lands of **Simpsonville Lumber Company, Inc.**; thence North 85-37 East seventy-five (75) feet to an iron pin, corner with **E. M. Jewell**; thence with the line of **E. M. Jewell** lot South 2-30 East one hundred fifty (150) feet to an iron pin, the point of beginning; and bounded by New Street and lands of **Simpsonville Lumber Company** and lot of **E. M. Jewell**.

The foregoing land was conveyed to mortgagor by deed of **Simpsonville Lumber Company, Inc.**, dated December 28, 1956, to be recorded.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted 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.