

FIRST MORTGAGE ON REAL ESTATE

**MORTGAGE**STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Patsy M. Hipps, (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 **Seventy-three Hundred and No/100**

DOLLARS (\$ 7300.00 ), 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 Austin Township, on the Georgia Road about two (2) miles from the Town of Simpsonville, being ~~cut~~ out of the 43.2 acre tract of land designated as tract # 1 in the W. J. Riddle Survey of the property of the late J. P. Hipps and specifically described on plat by H. S. Brockman, Registered Land Surveyor, April 23, 1958, and recorded in the R. M. C. Office for Greenville County. Said property is described as follows: BEGINNING on the Northern edge of the Georgia Road at corner of lands now or formerly of B. P. Hipps and runs thence along said road South 54 West 208 feet to stake at joint corner of this lot and a lot being set off to Douglas R. Miller, Jr., thence as dividing line between this lot and the Douglas R. Miller lot North 32 West 269.5 feet to corner; thence North 54 East 115.8 feet to corner on B. P. Hipps thence along Hipps' line South 51-15 East 278.3 feet to beginning corner and containing one (1) acres, more or less, being shown on the Brockman plat as lot # 1.

The foregoing lot was conveyed to mortgagor by deed of E. Inman, Master, May 28, 1958, to be recorded.

RECORDED AND CANCELLED BY RECORDS  
 MAY 29 1958  
 R. M. C. FOR GREENVILLE COUNTY, S. C.  
 AT 10 O'CLOCK P. M.

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.