

FEB 14 10 45 AM 1961

BOOK 849 PAGE 562

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLL
R.M.C.

To All Whom These Presents May Concern:

JAMES E. HIPPS and ROY DAPHINE BAGWELL HIPPS SEND GREETING:

Whereas, we, the said James E. Hipps and Roy Daphine Bagwell Hipps in and by our certain promissary note in writing, of even date with these Presents, are well and truly indebted to J.C. Roper, dba., Southern Motor Finance Company in the full and just sum of Sixteen Hundred Ninety-Five and No/100 - - - - - dollars, to be paid \$56.50 per month until paid in full beginning March 15, 1961,

, with interest thereon from maturity at the rate of 7 per centum per annum, to be computed and paid semi-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 we, the said James E. Hipps and Roy Daphine Bagwell Hipps - - - - - , in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J.C.Roper, dba., Southern Motor Finance Company according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said James E. Hipps and Roy Daphine Bagwell Hipps, in hand well and truly paid by the said J.C.Roper, dba., Southern Motor Finance Company at and before the 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 J. C. Roper, dba., Southern Motor Finance Company, his heirs and assigns forever:

All that lot of land situate on the South-east side of Horseshoe Circle and about eight (8) miles South of the City of Greenville, Greenville County, S.C., being shown as Lot No. 13, on Plat of Donaldson Heights, made by C. C. Jones, Engineer, February, 1955, recorded in the R.M.C. Office for Greenville County in Plat Book "EE", at page 115, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Horseshoe Circle, approximately 150 feet from it's intersection with the Fork Shoals Road at joint front corners of Lots Nos. 13 and 14 and running thence S. 24-35 W. 161.7 feet to an iron pin; thence N. 71-14 E. 40 feet to an iron pin; thence N. 7-18 W. 269.1 feet to an iron pin; thence along Horseshoe Circle S. 30-32 W. 53.2 feet to an iron pin; thence continuing S. 27-15 W. 97.5 feet to the point of beginning.

Being the same property conveyed to the Mortgagors by A.V. Tribble and Madge L. Tribble, by Deed, recorded in the R.M.C. Office for Greenville County, in Book "R", page 168.