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MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

**MORTGAGE OF REAL ESTATE**

BOOK 1043 PAGE 321

**To All Whom These Presents May Concern:**

**Whereas:** William T. Hipps and Clara K. Hipps,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, 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 TWO THOUSAND and NO/100-----

Dollars (\$ 2,000.00 ) due and payable

at the rate of \$48.00 per month, payments to be applied first to interest, then to principal,

with interest thereon from date at the rate of seven per centum per annum to be paid: monthly.

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 purposes:

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 further sums 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, about one-half mile north of Simpsonville, being located on the north side of a surface treated road that leads from Simpsonville by Jonesville School and being all of Lots #1 and #2 on plat of property made for S. T. Holland by J. Q. Bruce, dated October 14, 1949, and recorded in the RMC Office for Greenville County in Plat Book W at Page 103 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the north side of said road at the southernmost corner of Lot #2 and running thence N. 42-11 E. 185 feet to center of branch (stake on southern side of branch); thence up and with the meanders of said branch as the line, N. 52-10 W. 158 feet to a bend; thence continuing up said branch, N. 83-45 W. 113 feet to a stake; thence S. 35-38 W. 171 feet to a stake on the northern side of said road; thence up said road, S. 52-10 E. 100 feet to a bend; thence continuing with said road, S. 56-24 E. 71 feet to a bend; thence continuing with said road, S. 85-41 E. 78 feet to the beginning corner, and being the same property conveyed to the mortgagors herein by deed recorded in the RMC Office for Greenville County in Deed Volume 474 at Page 243.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid and Satisfied in Full this

the 12 day of October 19 70

THE PEOPLES NATIONAL BANK

Simpsonville Greenville, South Carolina

S. W. Niott Jr.

Pres. Cashier

Witness Ann W. Hughes

Linda L. Keeley

Successor to Farmers Bank of Simpsonville

SATISFIED AND CANCELLED OF RECORD

26 DAY OF Jan. 19 71

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 1:41 O'CLOCK P. M. NO. 17237