

GREENVILLE CO. S. C.

FEB 18 11 57 AM '71

OLLIE FARNSWORTH
R.M.C.

State of South Carolina

COUNTY OF SPARTANBURG
GREENVILLE

To All Whom These Presents May Concern:

I, Curtis C. Hipp

SEND GREETING:

WHEREAS, I the said Curtis C. Hipp

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of eight thousand nine hundred and no/100 - - - (\$8,900.00) Dollars, with interest from the date hereof at the rate of eight per cent (8%) per annum; unpaid interest to bear interest at the same rate, to be repaid in installments of

one hundred seven and 99/100 - - - - - (\$107.99) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Curtis Hipp, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor— in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township, located on or just off the Southern side of Victor Mill Branch and being shown as the northern part of lot shown on plat made for Gay Nelle James Hart by G. A. Wolfe, surveyor, dated Feb. 23, 1963, recorded in plat book 59 page 614, and having the following metes and bounds, to wit:

BEGINNING at a point on the line of other property of Curtis Hipp, formerly Sam B. James property, 200 feet N. 3-43 E., from a nail in the road and running thence N. 3-43 E., 421 feet to branch (iron pin set off 8 feet from branch); thence up the branch, the branch the line 100 feet, iron pin set off 10.3 feet from branch; thence along the lands now or formerly of Lula Pearl James, S. 3-43 W., 455 feet to new corner, which is 200 feet from center of said road; thence a new line through said lot 100 feet more or less to the beginning corner.

This is the same conveyed to Curtis C. Hipp by deed recorded in deed book 35Z page 358, Spartanburg County R. M. C. Office.

ALSO: All that certain lot, parcel or tract of land, with all improvements, now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State and County aforesaid, Beech Springs township, located one mile East of Greer, S. C., on the North side road that leads to Greer and having the following metes and bounds according to a plat made for Curtis Hipp, by G. A. Wolfe, surveyor, dated April 6, 1966, to wit:

BEGINNING in the center of road that leads to Greer at corner of a lot now owned by Curtis Hipp (iron pin set off 20 feet on north side of road) and runs a total distance of 200 feet along said Hipp lot, course being N. 1-26 E.; thence N. 72-49 W., 100 feet along the rear of Hipp lot to the Eastern side of another road; thence along road N. 1-26 E., 261.9 feet to Emory & Betty Hipp lot; thence along this lot S. 88-34 E., 80 feet to old iron pin; thence along the rear line of the Emory & Betty Hipp lot N. 1-26 E., 105 feet to Victor Mill Branch; thence along the said branch, the branch the line, South 89-11 East, 144 feet (iron pin set off 8 feet from branch); thence S. 3-43 W., 621 feet along the line of Gaynelle James Hart line to the center of road that

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