

STATE OF SOUTH CAROLINA
COUNTY OF GreenvilleFILED
GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE

JUL 23 5 00 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, George W. Vaughn, W. Riley Hipp, and Curtis Hipp,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Greer, its successors
and assigns forever,

(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

Fifteen Thousand and No/100

Dollars (\$15,000.00) due and payable

July 25, 1981 in monthly installments of One Hundred Eighty Two
and No/100 (\$182.00) beginning August 25, 1971

with interest thereon from date at the rate of Eight 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, Town of Greer, fronting on Trade Street, and being known and designated as Lots 5, 6, and 7 on a plat of the D. D. Davenport Estate prepared by H. S. Brockman, RLS; on August 9, 1938 and according to said plat as having the following metes and bounds to-wit:

BEGINNING at the northeastern corner of the junction of said Trade Street and Mayfield Street, S. 85-45 E. 180 feet to the corner of Lot #8, thence with the line of Lot #8 N. 4-15 E. 201 feet to corner of Lots 4 and 5, thence N. 86-14 W. 182 feet along the line of Lot #4 to the eastern edge of South Trade Street thence therewith S. 4-56 W. 181.3 feet to angle, thence with said Street S. 9-20 E. 18.7 feet to the beginning corner; Bounded North by Lot #4; East by Lot #8; South by Mayfield (formerly Daniel) Street, and West by South Trade Street.

References also made to Deed Book 708 at page 114 in the R.M.C. Office for Greenville County and Will File 754-21 in the Probate Court of Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.