

FILED  
GREENVILLE CO. S. C.

BOOK 1226 PAGE 106

MAR 20 3 07 PM '72 REAL ESTATE MORTGAGE

OLLIE FARNSWORTH  
R. M. C.

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Anna Kate R. Hipp

SEND GREETINGS:

WHEREAS, I the said Anna Kate R. Hipp  
hereinafter called Mortgagor, in and by my certain Note or obligation bearing  
even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN  
NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal  
sum of Forty Nine Thousand Five Hundred and No/100 Dollars (~~\$49,500.00--~~),  
with interest thereon payable in advance from date hereof at the rate of -----6% per annum; the prin-  
cipal of said note together with interest being due and payable in (240)  
Number

monthly Installments as follows:  
(Monthly, Quarterly, Semi-annual or Annual)  
Beginning on April 1, 19 72, and on the same day of  
each monthly period thereafter, the sum of  
Three Hundred Thirty Four and 69/100----- Dollars (~~\$334.69-----~~)  
and the balance of said principal sum due and payable on the 1st day of March, 19 92.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance  
on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this  
mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the  
note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at  
the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable  
to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of ---6%  
per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said  
note will more fully appear; default in any payment of either principal or interest to render the whole debt  
due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to  
any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure  
or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as  
the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money  
aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms  
of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor  
in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these pres-  
ents, 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 Mortgagee the following described real estate,  
to-wit: ALL that certain piece, parcel or lot of land situate, lying and being  
in the State of South Carolina, County of Greenville, being known and designated  
as Lot 300-A of a revision of a subdivision known as Botany Woods, Sector VI  
according to a plat thereof prepared by Piedmont Engineering Service May 15, 1963  
and recorded in the RMC Office for Greenville County in Plat Book YY, Page 131 and  
being more fully described as follows:

BEGINNING at an iron pin on the northern side of Botany Road at the joint corner  
of Lots 303 and 300-A and running thence along the joint line of said Lots N. 32-  
30 W. 140 feet to an iron pin at the joint corner of Lots 303 and 301; thence  
running along the joint line of Lots 300-A and 301 N. 8-07 W. 145.6 feet to an  
iron pin on the southern side of Bonaventure Drive; thence with the southern side  
of Bonaventure Drive N. 85-52 E. 150 feet to an iron pin; thence continuing with  
the southern side of Bonaventure Drive S. 67-30 E. 95 feet to an iron pin at the  
intersection of said Bonaventure Drive and Botany Road; running thence with the  
curvature of said intersection 30.5 feet to an iron pin on the northern side of  
Botany Road; thence with the northern side of Botany Road S. 37-00 W. 125 feet to  
an iron pin; thence continuing with the northern side of said Botany Road S. 34-  
41 W. 130 feet to the point of beginning.