

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
To All Whom These Presents May Concern:

Whereas:

S. L. HIPPS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

R. F. HIPPS

(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

Seven Thousand Five Hundred and no/100 Dollars (\$7,500.00) due and payable \$150.00 per month, payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of six (6%) 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 sforesaid 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, being located on the Southerly side of road running westerly from Burdette Road and having according to plat entitled "Survey for R.F. Hipps" prepared by John E. Woods, dated March 10, 1972, the following metes and bounds, to wit:

BEGINNING at a nail and cap in center of paved road, which nail and cap is located 1460 feet more or less, from Burdette Road and running thence S. 12-38 W., 583.1 feet to an old iron pin; thence along property of James L. Snow, N. 64-08 W., 276.5 feet to an Iron pin on bank of branch; thence with the branch as the line, the traverse line of which is N. 12-37 E., 501 feet to an iron pin in dirt road; thence with the center of said dirt road, S. 81-22 E., 270 feet to the beginning corner.

This mortgage is second and junior in lien to another mortgage covering this property and is to be paid in full within eight (8) months from the death of John T. Hipps.

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.