

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
JUN 29 4 46 PM '72
OLLIE FARNSWORTH
R. M. C.

BOOK 1239 PAGE 267

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BARRY L. HIPPS

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. ALFRED VAUGHN

(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 Twenty Thousands and No/100

Dollars (\$ 20,000.00) due and payable

in 240 monthly installments of \$155.06 each, commencing on the 30th day of July, 1972 and continuing with a like amount due on the 30th day of each and every month thereafter for 240 consecutive months. The balance, if not sooner paid, shall be due and payable on the 30th day of June, 1992. Monthly installments shall be applied first to interest, the balance 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 money lent, 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 known and designated as Lots 9 and 10 on plat of Mayfield Development, prepared by J. Q. Bruce, November 4, 1952 and recorded in the R.M.C. Office for Greenville County in Plat Book CC at Page 199, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a point in the edge of Mayfield Road, said point being joint front corner of Lots 10 and 11, running thence along joint line of Lots 10 and 11 S. 68-55 W. 200 feet to a point, said point being joint rear corner of Lots 10, 11, and 27; thence along joint rear line of Lots 10 and 26 N. 21-05 W. 140 feet to a point; said point being the joint rear corner of Lots 8, 9, and 25; thence along joint property lines of Lots 8 and 9 N. 68-55 E. 200 feet to point in the edge of Mayfield Road; thence along edge of Mayfield Road S. 21-05 E. 140 feet to the point of beginning.

THIS BEING the same property as conveyed to the Mortgagor herein by deed from L. Alfred Vaughn dated June 9, 1972 and to be recorded prior hereto.

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 agree to defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.