

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SEP 29 4 11 PM '72  
ELIZABETH RIDDLE  
R.M.C.

BOOK 1251 PAGE 349

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SARAH HAMMOND McKNIGHT and BEATRICE F. PAYNE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto DORIS RAMEY TIPPETT and LEONARD J. TIPPETT,

(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 One Hundred and Two Thousand and 00/100

Dollars (\$102,000.00) due and payable in monthly installments of Seven Hundred and Ninety and 80/100 (\$790.80) Dollars each, first payment commencing on October 30, 1972, and a like payment due on the 30th day of each month thereafter until paid in full, said payments to be applied first to interest, 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 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, on the eastern side of the New Buncombe Road (U.S. Highway 25) near the City of Greenville, being shown as Lot No. 3 on a plat of the property of Elise Ramey, recorded in the R.M.C. Office for Greenville County in Plat Book "II", page 221, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the eastern side of the New Buncombe Road (U.S. Highway 25) at the corner of property now or formerly owned by Collins and running thence with the line of said property N. 87-18 E. 262.6 feet to a stake on Cherrydale Drive; thence with said Drive N. 3-41 W. 200 feet to a stake at the corner of Lot No. 1; thence with the line of said lot S. 87-26 W. 173.7 feet to a stake at the corner of Lot No. 2; thence with the line of said lot S. 3-04 E. 61 feet to a stake; thence S. 82-11 W. 91.3 feet to a stake on the New Buncombe Road (U.S. Highway 25); thence with the eastern side of said Road S. 3-04 E. 131 feet to the beginning corner.

Including a right-of-way and easement over and upon any existing driveway leading into said lots from the New Buncombe Road (U.S. Highway 25) along the boundary line of Lots Nos. 3 and 2.

ALSO,

All furniture and furnishings, including but not limited to air-conditioning units, television sets and motel furnishings, located on the above described premises.

Together with all and singular rights, members, hardiments, 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.