

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } ss:

MORTGAGE
 Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

..... Broadus Curtis Hipps, Jr.

..... (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 Eight Thousand and 00/100-----

DOLLARS (\$ 8,000.00), with interest thereon from date at the rate of Nine per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

..... October 1, 1989

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 shown as a portion of Tract No. 3 on Plat of property of John T. Hipps, prepared by C. O. Riddle, dated September, 1969, and having the following metes and bounds, to-wit:

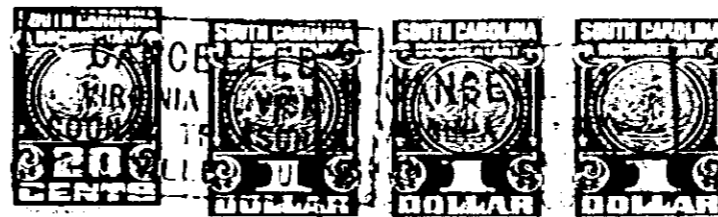
BEGINNING at an iron pin near the Easterly edge of Burdette Road and running thence with Burdette Road, N. 16-55 E., 165 ft. to a point; thence a new line through Lot No. 3, N. 79-26 W., 300 ft. to a point; thence S. 16-55 W., 165 ft. to a point in line of Lot No. 2; thence with the line of Lot No. 2, S. 79-26 E., 300 ft. to the beginning.

This is the same property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1002, Page 393.

ALSO: ALL that piece, parcel or lot of land lying Northwest and contiguous to the above described tract of land and having the following metes and bounds:

BEGINNING at a point on the joint line of Lots 3 and 2 and at the Southwestern corner of the tract described above and running thence with the joint line of Lot 2, N. 79-26 W., 1,185.7 ft. to a point; thence N. 16-55 E., 165 ft. to a point; thence S. 79-26 E., 477 ft. to a point, which point is the Northwestern most corner of the above described Lot; thence with the line of the lot above, S. 16-55 W., 165 ft. to the beginning.

This is the same property conveyed to the mortgagor by deed of Broadus C. Hipps and J. T. Hipps to be recorded of even date herewith.



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