

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLARENCE L. HIPPS

hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA

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 **NINE THOUSAND FOUR HUNDRED NINETY THREE AND 68/100THS-----** Dollars \$ 9,493.68 due and payable \$113.02 per month for a period of eighty-four (84) months beginning March 15, 1975, including

add-on ~~with~~ interest thereon from date at the rate of seven per centum per annum, to be paid monthly.

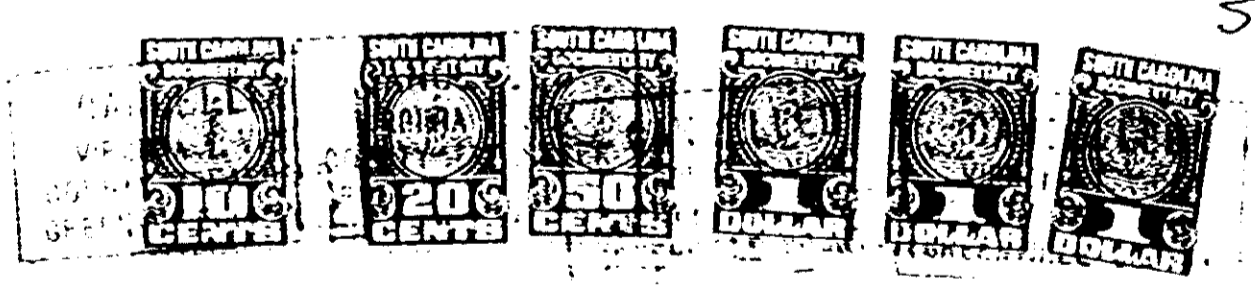
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes;

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 Mortgagee may be obligated to the Mortgagor, and in consideration of the 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 Mortgagee in hand well and truly paid by the Mortgagor 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 here after constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being located on the southeastern side of Harrison Bridge Road and being shown on the Greenville County Block Book Maps as Sheet 566.2, Block 1, Lots Nos. 11 and 11.4 and having the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of Harrison Bridge Road and another road and running thence with the center line of Harrison Bridge Road in a northeasterly direction 1147.6 feet to a point; thence S. 12-30 E. 1485 feet, more or less, to an iron pin near branch in line of property now or formerly of J. D. Richardson; thence with said Richardson property as the line N. 81-40 W. 916.08 feet to an iron pin; thence N. 2 E. 592.68 feet to an iron pin; thence N. 83 W. 405.46 feet to an iron pin at the corner of lot conveyed by mortgagor herein in Deed Volume 886 at page 550; thence with line of said lot N. 5-20 W. 209 feet to a point; thence continuing with said lot line N. 83 W. 106.7 feet to a point in center of road; thence with center of road N. 5-20 W. 482.02 feet to the beginning corner and containing 35 acres more or less.

This being a portion of the same property conveyed to Clarence L. Hipps by deed recorded in the R. M. C. Office for Greenville County in Deed Volume 560 at page 137.



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 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.

9535

4328 RV-2