

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S

MORTGAGE OF REAL ESTATE

1343 85

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, JOHN CARROLL HIPPS & MARTHA JEAN PAINTER HIPPS

hereinafter referred to as Mortgagor, is well and truly indebted unto NORA SIMMONS

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

FOUR THOUSAND SEVEN HUNDRED FIFTY-THREE & 33/100----- Dollars \$ 4,753.33 due and payable

in monthly installments of \$150.00 beginning July 1, 1975  
and being due on the same day of each month thereafter until paid in full

with interest thereon from date at the rate of eight 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 every other and further sum 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 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 conveyed, 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, containing 1.96 acres, in accordance with plat prepared by C. O. Riddle, entitled "Property of Nora Simmons," dated June 22, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in Scuffletown Road, at the corner of property now or formerly of Nora Simmons and running thence N. 55-26 E., crossing over an iron pin at 33 feet for a total distance of 291.1 feet to an iron pin; thence S. 20-27 E., 346.1 feet to an iron pin; thence S. 55-56 W., 220 feet to an iron pin in Scuffletown Road; thence with said Road, N. 51-42 W., 195 feet to a point; thence continuing with said Scuffletown Road, N. 53-16 W., 139.25 feet to the point of beginning.

It is understood and agreed that this mortgage is second and junior in lien to that certain mortgage held by Carolina Federal Savings & Loan Association in the original amount of \$10,000.00 to be recorded of even date herewith.



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 forever 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.

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