

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S
4 20 1926

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 -----

-----THIRTEEN THOUSAND AND NO/100 ----- Dollars (\$ 13,000.00) due and payable
in monthly installments of \$209.16, payable first to interest and then to principal,

with interest thereon from date at the rate of nine (9%) 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, being located on the Southeastern side of Harrison Bridge Road, and being shown on the Greenville County Block Book maps, 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 the center of road; thence with the center of road, N. 5-20 W., 482.02 feet to the beginning corner and containing 35 acres, more or less.



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 who may lawfully claim the same or any part thereof.

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