

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



BOOK 1410 PAGE 510

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

WHEREAS, Lawrence L. Knighton and Jean T. Knighton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank T. Hipps

(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

Six Thousand and no/100----- Dollars (\$6,000.00) due and payable in annual installments of One Thousand Five Hundred (\$1,500.00) Dollars each, on or before the 1st day of September of each year until paid in full,

with interest thereon from this date at the rate of seven per centum per annum, to be paid to Frank T. Hipps, Route 2, Fowler Road, Simpsonville, South Carolina

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:

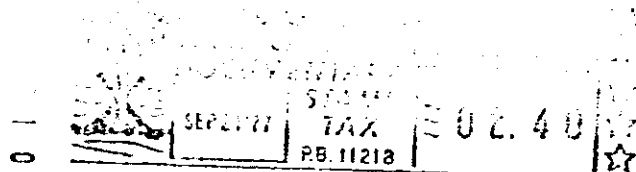
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, in Austin Township, being shown as Lots No. 1 and 2, containing 1.48 acres, more or less, according to a plat made by C. O. Riddle, RLS, entitled "Property of Frank T. Hipps," said plat being dated January 11, 1961, and a new plat prepared by C. O. Riddle, RLS, dated September 9, 1977, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-I at Page 22, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Sunshine Drive, joint front corner of Lots 2 and 3 and running thence along Sunshine Drive, N. 11-24 E. 200.0 feet to an iron pin, joint front corner of Lot 1 and property formerly of W. C. Cook; thence S. 75-52 E. 326.8 feet to an iron pin; thence S. 6-30 W. 185.0 feet to an iron pin; thence N. 78-36 W. 343.35 feet to an iron pin, point of beginning.

This is a portion of the same property conveyed to Frank T. Hipps by deed of D. L. Bramlett, Jr., dated October 28, 1972, and recorded in RMC Office for Greenville County in Book 959 at Page 244 on October 31, 1972.

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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 is 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.

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