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CLARENCE S. TANNER, JR.  
R.M.C.

BOOK 1414 PAGE 811

### MORTGAGE

TO ORIGINAL GRANTEE

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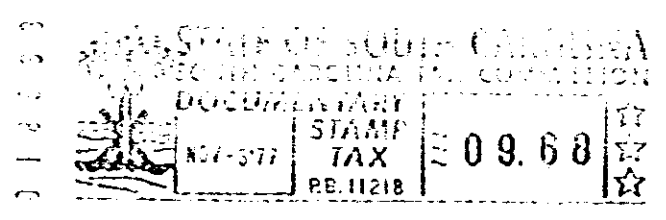
THIS MORTGAGE is made this first day of November, 1977, between the Mortgagor, Charles F. Hipkins and Alice K. Hipkins, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-four Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 1977, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2007.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: Austin Township, being shown and designated as Lot Number 156 of Section II WESTWOOD, on plat of same recorded in Plat Book 4-F at Pages 44 and 45 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Anglewood Drive at the joint corner of Lots 156 & 157 and running thence along the line of Lot 157, S 83-09 W 160 feet to an iron pin; thence along the line of Lots 153, 154 and 155, S 12-20 E 217.2 feet to an iron pin on the north side of Anglewood Drive; thence along Anglewood Drive, N 49-35 E 63 feet to an iron pin; thence with the curve of said Drive (the chord of which being N 36-35 E 50 feet) to an iron pin; thence continuing with the curve of said drive (the chord being N 26-29 E 50 feet) to an iron pin; thence continuing with the curve of said drive (the chord being N 14-19 E 50 feet) to an iron pin; thence continuing with the curve of said Drive (the chord being N 0-25 W 57 feet) to the beginning corner.

This is the same property conveyed to the Mortgagors by deed of Ronald Roy Talley dated November 1, 1977 and recorded of even date herewith.



which has the address of 108 Anglewood Drive, Simpsonville, South Carolina 29681  
[Street] [City]  
[State and Zip Code] (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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