

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: PAUL W. NIPPER, III, AND

PAMELA W. NIPPER (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Forty-four Thousand and No/100-----

DOLLARS (\$ 44,000.00), with interest thereon, as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

January 1, 2008

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

All that piece, parcel or lot of land situate, lying and being on the Northern side of Highland Drive, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 42 and a portion of Lot No. 43 of C. B. Martin Subdivision, as shown on plat of record in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F at page 102 and having, according to said plat, the following metes and bounds:

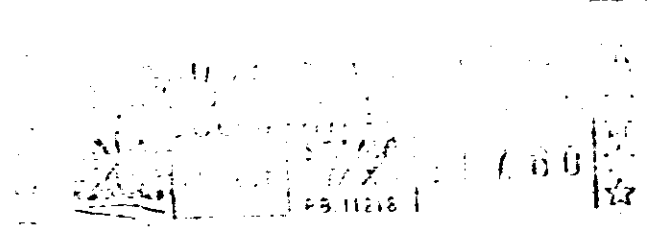
BEGINNING at an iron pin on the Northwest intersection of Tomassee Avenue and Highland Drive and running thence along the Western side of Tomassee Avenue N. 48-50 E. 180 feet to an iron pin, joint corner of Lots Nos. 42 and 25; thence along the joint line of said lots N. 41-10 W. 100 feet to an iron pin in the joint rear line of Lots Nos. 43 and 24; thence through Lot 43 S. 48-50 W. 130 feet to an iron pin on the Northeastern side of Highland Drive; thence along the Northeastern side of said Drive S. 41-10 E. 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Iverson H. Leonard and Jane R. Leonard, dated January , 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1071 at page 977 on January/6 , 1978.

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