

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

GREENVILLE, CO. S. C.

To All Whom These Presents May Concern:

Whereas: JOHN THOMAS HIPPS AND DONNIE S. TAMMERS HIPPS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

CRYOVAC EMPLOYEES FEDERAL CREDIT UNION, P.O. Box 338, Simpsonville, 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

Thirteen Thousand and No/100----- Dollars (\$ 13,000.00) due and payable

in 143 consecutive monthly installments of \$161.43, commencing June 10, 1978, and one final installment of \$188.36, as will appear more fully on note of even date herewith

with interest thereon from date at the rate of 10.8% 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 southerly side of road running westerly from Burdette Road and having, according to plat entitled Survey for R. F. Hipps prepared by John E. Woods dated March 10, 1972, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in center of paved road, which nail and cap is located 1,460 ft. more or less from Burdette Road and running thence S. 12-38 W. 583.1 ft. to an old iron pin; thence along property of James L. Snow N. 64-08 W. 276.5 ft. to an iron pin on the bank of branch; thence with the branch as the line, the traverse line of which is N. 12-37 E. 501 ft. to an iron pin in dirt road; thence S. 81-22 E. 270 ft. to beginning corner.

This being the same property conveyed to the above mortgagors by deed of S. L. Hipps of even date herewith to be recorded.

RECORDED
MAY 12 1978
STAMP
TAX \$ 5.20

GCTO --- 1 MY1278 1306

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 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.

2.50C1 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 whomsoever lawfully claiming the same or any part thereof.

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