

JUN 16 11 47 AM '78

MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 13 day of June, 19 78, between the Mortgagor, Steve L. Hipps and Shirley M. Hipps

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

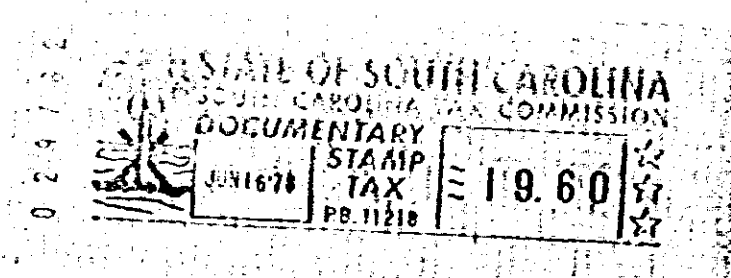
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-nine Thousand and no/100 (\$49,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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:

ALL that certain piece, parcel, or lot of land situate, lying, and being in Austin Township, Greenville County, South Carolina, being shown as Lots No. 3 and 4 containing 0.82 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 having the following metes and bounds, to-wit:

BEGINNING at an iron pin on an unnamed street, being the joint front corner of Lots No. 3 and 2 and running thence along said unnamed street, S. 11-24 W. 200 feet to an iron pin at the joint front corner of Lots No. 4 and 5; thence S. 78-36 E. 155.6 feet to an iron pin; thence N. 29-48 E. 210.8 feet to an iron pin at the joint rear corner of Lots No. 3 and 2; thence N. 78-36 W. 202.0 feet to an iron pin, point of beginning.

This is the same property conveyed to mortgagors by deed of Frank T. Hipps dated November 7, 1977, recorded in Book 1068 at Page 369 on November 14, 1977.



which has the address of Route 2 Simpsonville
(Street) (City)
South Carolina, 29681 (herein "Property Address");
(State and Zip Code)

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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