v. 1414 10 366

MORTGAGE OF REAL ESTATE Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

CONNESSTANKERSLEY

Mortgagee's Address: PO Box 485, Travelers Rest, SC

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Alvin Dennie Hipps & Rhonda S. Hipps

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Bank of Travelers Rest

(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/100ths

DOLLARS (\$ 6,000,00).

with interest thereon from date at the rate of 12% per centum per annum, said principal and interest to be repaid:

one year from date.

AT THE OPTION of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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:

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 43 on Plat of Sunny Slopes, Sec. I, prepared by C. O. Riddle, RLS, dated February 8, 1971, recorded in Plat Book 4-R at Page 3 and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the northern side of Rawood Drive at the joint front corner of Lots 42 and 43 and running thence along the common line of said lots N. 30-24 W. 154.1 feet to a point; thence N. 74-30 E. 150 feet to a point on the western side of Wendfield Drive at the joint front corner of Lots 43 and 44; thence along said drive S. 15-30 E. 115 feet to a point at the intersection of said drive and Rawood Drive; thence along said intersection S. 29-30 W. 35.4 feet to a point on the northern side of Rawood Drive; thence S. 68-32 W. 85.8 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Brown Enterprises of S. C., Inc., recorded August 31, 1973 in Deed Book 983 at Page 93.

THIS mortgage is junior in lien and secondary only to that real estate mortgage of Brown Enterprises of S. C., Inc., originally, having been assumed by Alvin Dennie Hipps & Rhonda S. Hipps August 31, 1973, in the original amount of \$20,875.00, recorded June 15, 1973 in the RMC Office for Greenville County in Mortgage Book 1281 at Page 700, having a present balance of approximately \$18,945.33, currently.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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