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STATE OF SOUTH CAROLINA
COUNTY OF GreenvilleDONN E. LIPSLEY
RMCMORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James E. Lipscomb, III and Patricia E. Lipscomb

hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

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 **SEVENTEEN THOUSAND EIGHT HUNDRED EIGHT and 65/100** Dollars \$ 17,808.65 due and payable

per terms of note of even date herewith

with interest thereon from at the rate of 14.50 per centum per annum, to be paid:

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, described as follows:

BEGINNING at a pin at the northeast corner of Capers Street and Crescent Avenue, and running thence with the north side of Crescent Avenue N. 84-40 E. 75 feet to a pin; thence N. 5-41 W. 186.9 feet to corner of lot heretofore conveyed by Dr. T. W. Sloan to a Annie Reid Evans, as Trustee; thence with the said Evans line S. 86-50 W. 75.2 feet to a pin on the northeast side of Capers Street; thence with said Capers Street, S. 5-41 E: 182.5 feet to the point of the beginning, and being a portion of Lots Nos. 20 and 21 according to plat recorded in Plat Book E., Page 137, and being a portion of the property conveyed to the late Dr. T. W. Sloan by deed dated July 15, 1919 and recorded in the RMC Office for Greenville County in Deed Book 64, Page 311.

This conveyance is made subject to all restrictions, setback lines, roadways zoning ordinances, easements, and rights-of-way, if any affecting the above described property.

This is the same property conveyed to the mortgagors by deed of Lillian K. Hardy recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1072, at Page 929, on February 1, 1978.

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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 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.

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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