

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE CO S.C.
APR 1 10 58 AM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1600 PAGE 158

Mortgage of Real Estate



THIS MORTGAGE made this 31st day of March, 1983,

by Thomas P. Hipps

(hereinafter referred to as "Mortgagor") and given to **SOUTHERN BANK & TRUST CO.**

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, South Carolina, 29602,

WITNESSETH:

THAT WHEREAS, Thomas P. Hipps is indebted to Mortgagee in the maximum principal sum of Twenty-four Thousand Three Hundred and no/100 Dollars (\$ 24,300.00). Which indebtedness is evidenced by the Note of Thomas P. Hipps of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is 84 months after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$24,300.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, near the Town of Simpsonville, in the Simpsonville School District, lying on the southeast side of surface treated road that leads from Simpsonville to the Jonesville School, being all of Lots No. 43 and 44 according to a plat of property made for S. T. Holland by J. A. Bruce, RLS, dated October 14, 1949, of record in the RMC Office for Greenville County in Plat Book "W" at Page 103 and having, according to said plat, such metes and bounds as are more fully shown thereon.

This being the same property conveyed to mortgagor herein by deed of Barry L. Hipps dated March 31, 1983, recorded on April 1, 1983, in Book 1185 at Page 456.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
APR 1 1983
STAMP TAX
\$ 09.72

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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