

Mortgage of Real Estate

County of GREENVILLE

RECORDED  
OCT 11 1 28 PM '84  
S.C.

THIS MORTGAGE is dated October 4, 1984

THE "MORTGAGOR" referred to in this Mortgage is Jane O. Hipps

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is 116 NE Main Simpsonville, SC 29681

THE "NOTE" is a note from Jane O. Hipps

to Mortgagee in the amount of \$8,211.00, dated October 4, 1984. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is October 25, 1989. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$8,211.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

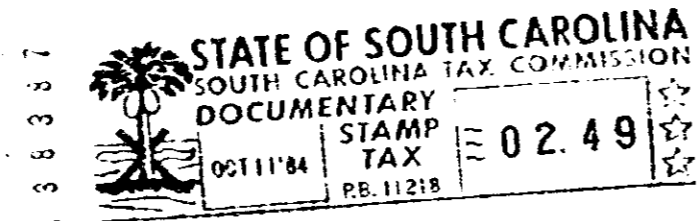
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being located on the Southeastern side of Harrison Bridge Road, and being shown on the Greenville County Block Book Maps, Sheet 566.2, Block 1, Lots Nos. 11 and 11.1 and having the following metes and bounds to wit:

BEGINNING at a point of the intersection of Harrison Bridge Road and another road an running thence with the center line of Harrison Bridge Road, in a Northeasterly direction, 1147.6 feet to a point; thence S. 12 30 E., 1485 feet, more or less, to an iron pin near branch in line of property, now or formerly, of J. D. Richardson; thence with said Richardson property as the line, N. 81 4- W., 916.08 feet to an iron pin; thence N. 2 E., 592.68 feet to an iron pin; thence N. 83 W., 405.46 feet to an iron pin at the corner of lot conveyed to the mortgagor herein in Deed Volume at page thence with line of said lot N. 5 20 W., 209 feet to a point; thence continuing with said lot line N. 83 W., 106.7 feet to a point in the center of road; thence with the center of road, N. 5 20 W., 482.02 feet to the beginning corner and containing 35 acres, more or less. Less, however, a small tract of land.

This being the same property conveyed in Deed Volume 1027 at page 906.

This being the same property devised to the mortgagor herein under the will of Clarence Lindy Hipps, filed in Probate Apt. 1603, File 27 of The Probate Court of Greenville County, State of South Carolina.

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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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