STATE OF SOUTH CAROLINA **COUNTY OF GREENVILLE**

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MORTGAGE - INDIVIDUAL FORM - PHANABICS CANTOHERAN AND, GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Willis E. Tippin, Jr. WHEREAS.

(hereinaster referred to as Mortgagor) is well and truly indebted unto Mary K. Tippin

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated berein by reference, in the sum of Ten Thousand, Nine Hundred, Eighty-nine and no/100-----

Dollars (\$10,989.00) due and payable

in accordance with the terms of note of even date herewith which are incorporated herein by reference

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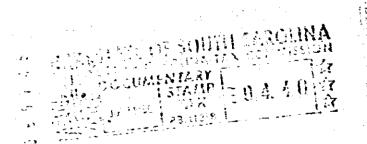
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgager in hand well and truly paid by the Mortgagee at and before the scaling 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 tract certain piece, parcel or tract of land containing 29.2 acres, more or less, situate, lying and being in Highland Township, Greenville County, South Carolina, and bounded now or formerly as follows: on the northeast by lands of P. C. Wooten; on the east and southeast by lands of P. C. Wooten; on the west by J. E. Flynn Estate; on the northwest by lands of Arthur Henson. For a more particular description reference is hereby made to a plat of the Annabelle A. Putnam Estate prepared by J. Q. Bruce, Surveyor, dated October 5, and December 20, 1966 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book NNN at page 143.

The mortgagor herein reserves the right to have released from the lien of this mortgage any portion of the property described herein upon payment to the mortgagee, or the owner and holder of this mortgage, the sum of \$1,000.00 per acre for any parcel of land so released which shall be applied on the principal indebtedness due on the note which this mortgage secures, which releases shall be executed by mortgage in due form of law upon request.

The above property is the same property conveyed to the mortgagor herein by deed of Island Investment Corporation recorded February 6, 1979 in Deed Book 1096 at page 604.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be ar interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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