

Mortgagee's Address: 1680 Ashwood Lane  
Jituville, Florida 35201

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUN 1 4 35 PM '83  
S.C.

MORTGAGE OF REAL ESTATE

300 1609 PAGE 507

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN E. LIPGENS and SANDRA A. LIPGENS

(hereinafter referred to as Mortgagor) is well and truly indebted unto HENRY L. PATTERSON, JR., and JOAN PATTERSON

(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 Fifteen thousand and no/100

Dollars (\$ 15,000.00 ) due and payable

In One Hundred Twenty (120) consecutive monthly installments in the amount of Two Hundred Fifteen and 21/100 (\$215.21) Dollars each, commencing on the First day of July, 1983, and continuing on like date and in like sum until the principal, together with all interest thereon, shall be paid in full, which, if not sooner paid, shall be on or before the First day of June, 1993.

with interest thereon from date at the rate of TWELVE per centum per annum, to be paid: as hereinabove stated

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, City of Mauldin, being known and designated as Lot 59 on a plat of Addition to Knollwood Heights, Section 3, prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County in Plat Book WWW at Page 6, and having, according to said plat, the metes and bounds as are more fully shown thereon.

This being the same property conveyed to Mortgagors herein by Mortgagees, Henry L. Patterson, Jr. and Joan Patterson, dated May 31, 1983, and recorded of even date herewith.

This being a second mortgage and junior in lien to that mortgage given by Henry L. Patterson, Jr., and Joan Patterson to Panstone Mortgage Service as recorded November 13, 1978, in the RMC Office for Greenville County in Mortgage Book 1449 at Page 961 with assignment of even date to Ingle Mortgage Company recorded in Mortgage Book 1449 at Page 965, securing the original principal amount of \$40,000.00

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
JUN 1 1983  
06.00  
FB 1121E

2 MY 31 83 1229

Together with all and singular rights, members, hereditaments, 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.

4.00CI

0507

4328-112