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State of South Carolina, GREENVILLE FARNSWORTH R.M.C.

COUNTY OF GREENVILLE

GRADY H. HIPPI

SEND GREETING:

WHEREAS, I, the said Grady H. Hipp

in and by MY certain promissory note in writing, of even date with these presents AM well and truly indebted to The Surety Life Insurance Company in the full and just sum of Eighteen Thousand and No/100 (\$18,000.00) DOLLARS, to be paid at its office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Four (4%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of December, 1951, and on the 1st day of each month of each year thereafter the sum of \$219.42, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of October, 1959, and the balance of said principal and interest to be due and payable on the 1st day of November, 1959; the aforesaid monthly payments of \$219.42 each are to be applied first to interest at the rate of Four (4%) per centum per annum on the principal sum of \$18,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said Grady H. Hipp

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Surety Life Insurance Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said Grady H. Hipp

in hand and truly paid by the said The Surety Life Insurance Company, at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said The Surety Life Insurance Company, its successors and assigns, forever:

All those lots of land with the improvements thereon situate on the South side of Pine Forest Drive, in the City of Greenville, in Greenville County, State of South Carolina, being shown as the greater portion of Unit 5 and all of Units 6, 7 and 8, of Block "C", on plat of Forest Hills, made by T. C. Adams, Engineer, September 23, 1936, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "D", at page 206, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Pine Forest Drive, at joint front corner of Units 4 and 5, of Block "C", and running thence along the line of Unit 4, S 4-00 E 159 feet to an iron pin; thence across Unit 5, N 85-25 E 42.3 feet to a stake in the joint line of Units 5 and 6; thence along the line of Unit 5, crossing a small branch, S. 5-00 E 24 feet to an iron pin at joint rear corner of Units 5 and 6; thence along the rear of Unit 6, S 80-00 E 45 feet to an iron pin; thence continuing along the rear line of Units 7 and 8, N 80-30 E 90 feet to an iron pin at joint rear corner of Units 8 and 9; thence along the line of Unit 9, N 5-00 W 181.8 feet to an iron pin on the South side of Pine Forest Drive; thence along the South side of Pine Forest Drive, S 82-30 W 135 feet to an iron pin; thence continuing along the curve of Pine Forest Drive, (the chord being N 76-30 W 45 feet) to the beginning corner.

This is the same property conveyed to the Mortgagor by deed of William E. Padgette, dated April 19, 1943, recorded in the said R. M. C. Office in Deed Book 253, at page 33, and by deed of Calvin F. Teague, et al, dated February 21, 1945, recorded in the said R. M. C. Office in Deed Book 273, at page 66.