FHA Form No. 2175 m
(Rev. February 1952)

MAY 22 3 03 PM 1953

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } *ss:*

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM R. TIPTON and BETTY R. TIPTON of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

C. DOUGLAS WILSON & CO.

, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seven Thousand, Five Hundred Dollars ($7,500.00), with interest from date at the rate of Four & One-Half per centum (4½%) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-Seven and 48/100 - - - - - - - - - - - - - - - - Dollars ($47.48), commencing on the first day of July, 1953, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of June, 1973.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars ($3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that lot of land with the buildings and improvements thereon, situate on the west side of Shadow Lane, near the City of Greenville, in Greenville County, S. C., shown as Lot No. 85 on plat of Super Highway Home Sites, made by Dalton & Neves, Engineers, May 1946, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book P, at Page 53, said lot fronting 114.6 feet along the west side of Shadow Lane, running back to a depth of 150.7 feet on the north side, to a depth of 173 feet on the south side and being 85 feet across the rear.

The above described property is the same conveyed to the mortgagors herein by deed of Wayne Laurence Rich of even date and to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the