

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Langhorne C. Hipp & Thomas

A. Hipp

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY (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 Sixteen Thousand and No/100 DOLLARS (\$ 16,000.00) with interest thereon from date at the rate of 9% per centum per annum, said principal and interest to be repaid as follows:

interest only payable monthly with the first interest payment due January 1, 1975, and the principal balance due and payable one (1) year from date.

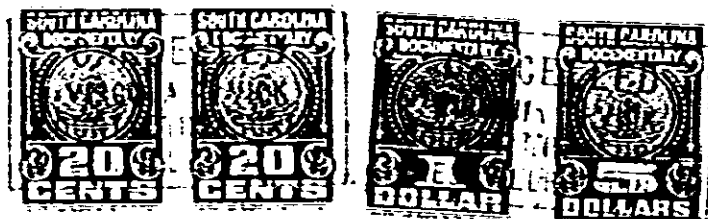
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, at the southeastern intersection of McIver Street and Fairview Avenue, in the City of Greenville, known and designated as Lot No. 44 as shown on a plat of Alta Vista Subdivision recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G at page 20, bounded as follows: on the North by McIver Street, on the east by Lot No. 45 shown on said plat, property of Eleanor K. Barton, on the south by Lot No. 43 shown on said plat, property of The South Carolina National Bank of Charleston, as Trustee, on the west by Fairview Avenue, having the following metes and bounds:

BEGINNING at an iron pin at the Southeastern intersection of McIver Street and Fairview Avenue and running thence along McIver Street S. 84-35 E. 160 feet to an iron pin at the corner of Lot No. 45; thence along line of Lot No. 45 S. 4-15 W. 66.6 feet to an iron pin at the corner of Lot No. 43; thence with the line of said lot, N. 85-40 W. 160 feet to an iron pin at the eastern side of Fairview Avenue; thence along said avenue N. 4-15 E. 70 feet to the point of beginning.

This mortgage is second in lien to that certain first mortgage covering said property from Mortgagors to Carolina Federal Savings and Loan Association of Greenville in the principal amount of Thirty-Nine Thousand and No/100 (\$39,000.00), dated April 28, 1972, and recorded in the Office of the R.M.C. in Greenville County, in R.E.M. Book 1231, Page 303.



5.6.40

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 any other equipment or 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.

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