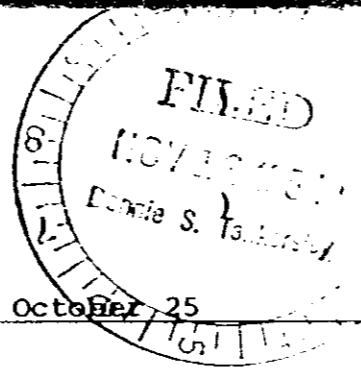


State of South Carolina

County of GREENVILLE



1689-434

Mortgage of Real Estate

THIS MORTGAGE is dated October 25, 19 84.

THE "MORTGAGOR" referred to in this Mortgage is Eugene T. Hipps

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is 116 NE Main  
Simpsonville, SC 29681

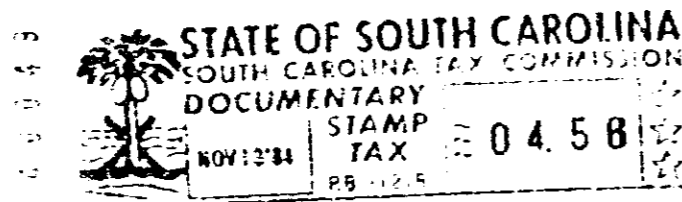
THE "NOTE" is a note from Eugene T. Hipps

to Mortgagee in the amount of \$ 15,160.56, dated October 25, 19 84. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is October 25, 19 92. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ \_\_\_\_\_, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being in the Woodside Mill Village, in the Town of Simpsonville, Greenville County, South Carolina, and being more particularly described as Lot 133 as shown on plat entitled "A Subdivision of Woodside Mills, Simpsonville, S.C.," made by Piedmont Engineering Service, Greenville, SC, February 1953, and recorded in the RMC Office for Greenville County, State of South Carolina in Plat Book GG at page 5. According to the said plat the within described lot is also known as No. 16, Third Street and fronts thereon 79 feet.

Being the same property conveyed to the Mortgagor herein by deed of D. L. Raines dated April 27, 1982 and recorded May 1982 in Deed Volume 1166 at page 338 in the RMC Office for Greenville County, State of South Carolina.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

0434

4325 (IV-2)