

2007 4 22 PM

DONALD S. TANLIRSLEY  
R.M.C.

### Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

} ss:

### MORTGAGE OF REAL ESTATE (ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ronald E. Hipp and Harriett P. Hipp

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

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C., (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 Thirty Thousand and no/100 -----

DOLLARS (\$ 30,000.00), with interest thereon from date at the rate of 8 3/4 per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

January 1, 2006

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, situate, lying, and being on the western side of the Walker Road (running between Pine Log Ford Road and the Jackson Grove Road) in O'Neal Township, being shown and designated as 5 acres on a plat of the property of Homer Styles made by Terry T. Dill, dated January 9, 1948, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book FF at Page 516 and being a portion of Tract No. 7 of the J.T. Styles Estate, recorded in the R.M.C. Office for said County and State in Plat Book I, at Page 130, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Walker Road in the Center of a bridge over Enoree River at the corner of property owned by Helen V. Jarrell, John M. Dillard, and John Walker, and running thence with the center line of the Walker Road, N. 16-24 E. 543.0 feet to a point in the center of the said Road at the corner of property owned by James Earle Bruster; thence along Bruster's line, N. 73-36 W. 391.0 feet, more or less, to a point; thence continuing along Bruster's line S. 24-54 W. 311.0 feet to a stake at the mouth of a branch intersecting with Enoree River; thence with the center line of Enoree River as the line, the traverse lines being as follows, to-wit: S. 13-00 E. 90.0 feet to a point, S. 32-04 E. 160.0 feet to a point, and S. 66-16 E. 313.0 feet to a point in the center of the bridge, the point of beginning.

This is the same property as was conveyed to the grantor by deed of Geraldine B. Case recorded in Book 987 at Page 405 on November 1, 1973; and subject to all taxes, easements, right-of-ways, and assessments.

0467

4328 RV-2