

FILED
 GREENVILLE S.C. 216 Snow St., Greer, S. C., 29651
 STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }
 JAN 19 11 1984
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 J. L. LADLEY
 R.M.C.

WHEREAS, I, Curtis C. Hipp

(hereinafter referred to as Mortgagor) is well and truly indebted unto George W. Vaughn

(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 TWENTY FIVE THOUSAND Dollars (\$ 25,000.00) due and payable

to be paid in full on or before January 1, 1985

with interest thereon from Jan. 21, 1984 at the rate of 11 1/4 per centum per annum, to be paid: on or before January 1, 1985 on un-paid balance

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 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 successors and assigns:

"ALL that certain 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 located in the City of Greer at the Southwest corner of Line Street and Marchant Street and being shown on plat made for Curtis C. Hipp by Webb Surveying and Mapping Co., dated December, 1976 and having the following courses and distances, to wit:

Beginning at a nail and cap at the southwest corner of Marchant Street and Line Street and runs along the west side of Line Street S. 3-59 W., 81.5 feet to iron pin at pole; thence N. 88-19 W., 165.7 feet along old Lot No. 3 on plat of property recorded in plat book A. page 257B, to old pin at creek, now in pipe; thence N. 8-15 W., 83 feet along stream in pipe to old pin; thence N. 14-01 W., 7.8 feet to the South side of Marchant Street; thence along along the South side of Marchant Street S. 85-54 E., 185.6 feet to the beginning corner and containing 0.34 of acre, more or less. This is the same conveyed to the within mortgagor by Ruby H. Thompaon by deed dated March 14, 1980 recorded in deed book 1131 page 477, R. M. C. Office for Greenville County.

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STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY
 STAMP
 TAX
 JAN 19 84
 \$ 10.00
 FEB 11 1984

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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