10M 10-50 No. 2Co-Mortgage and Note, Form Approved by W. A. Smith & Co., Inc., Office Supplies, Greenville, S. C.

GREENVILLE CO. S.C.

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 9 2 17 PM 1954
OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

I, Rufus C. Hipps, Jr., SEND GREETING:

Whereas, I, the said Rufus C. Hipps, Jr.,

in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to B. C. Givens

in the full and just sum of Forty-Three Hundred - - - - - - - - - Dollars

, to be paid as follows: $60.00 on February 1, 1955 and $60.00 on the first day of each month thereafter until paid in full

, with interest thereon from date

at the rate of 6 per centum per annum, to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said Rufus C. Hipps, Jr.

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said B. C. Givens

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said Rufus C. Hipps, Jr.,

, in hand well and truly paid by the said B. C. Givens

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said B. C. Givens his Heirs and Assigns forever:

All that piece, parcel or tract of land situate, lying and being in the State and County aforesaid, Austin Township, near the Town of Simpsonville, with the following metes and bounds, to-wit: Beginning in the center of State Highway at or near the intersection of a road leading into the State Highway from the western side of lands of W. W. Mayfield and runs thence along the W. W. Mayfield line S. 54 E. 380 feet to corner; thence N. 20-15 W. 235 feet to corner; thence N. 43 E. 360 feet to corner in center of State Highway; thence along center of said Highway S. 24-29 E. 140 feet to bend; thence continuing along center of said highway S. 17-10 E. 170 feet to thebeginning corner, and containing 2 acres, more or less, according to a plat and survey made by J. Mac Richardson, Reg. Land Surveyor in August 1954. Reference to said plat being made and also to a deed from Etta Lou Mayfield, et al to the mortgagor dated September 18, 1954 of record in the Office of the R. M. C. for Greenville County, S. C., in Deed Book 509, Page 41.