

MORTGAGE OF REAL ESTATE prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

GREENVILLE, S. C.  
 APR 27 12:20 PM  
 OLIVE FARNSWORTH  
 R. M. C.

## MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Clearance T. Hipps

(hereinafter referred to as Mortgagor) is well and truly indebted unto  
 The Peoples National Bank, Simpsonville, 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 -----

-----Two Thousand and no/100-----Dollars (\$2,000.00 ) due and payable

\$62.68 per month for 3 years,

with interest thereon from date at the rate of eight (8) per centum per annum to be paid: monthly

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 Greenville, containing 50 acres, more or less,  
 bounded by lands now or formerly owned by Tract No. 3 of the J. P. Hipps lands  
 on the north, which is set off by the Will of the said J. P. Hipps to H. R. Hipps,  
 by E. L. or R. L. Martin on the east, by J. D. Richardson on the South and tract  
 No. 3 as aforesaid and J. D. Richardson on the West. This tract of land is known  
 and designated on a plat made by W. J. Riddle, Surveyor, in July, 1925, as Tract  
 No. 4 of the J. P. Hipps lands and is specifically referred to in Item VI of the  
 J. P. Hipps Will. By the Riddle plat, it is shown by courses and distances as  
 follows, to wit:

BEGINNING at an iron pin near the old D. P. Cox residence at fork of road leading  
 from Bethlehem Church to Huff's Old Mill and a road which branches off toward  
 Hopewell Church and running thence N. 12-10 E. 7.65 to a poplar; thence N. 50-15  
 E. 16.00 to an iron pin; thence S. 12-30 E. 36.90 to an iron pin; thence S.  
 81-40 E. 13.88 to an iron pin; thence N. 2 E. 8.98 to an iron pin; thence N.  
 83 W. 7.76 to an iron pin on the Hopewell Road; thence N. 5-20 W. 10-47 to the  
 iron pin at beginning. This being the same property as conveyed to the mortgagor  
 by deed of H. H. Hipps, et. al., dated June 6, 1956, and recorded in the R. M. C.  
 Office for Greenville County in Deed Book 560, at page 137.

LESS, However, five parcels, conveyed by the mortgagor by deed recorded in Deed  
 Book 618 at page 317, Deed Book 801, at page 550, Deed Book 780, at page 365,  
 Deed Book 832, at page 315 and Deed Book 886, at page 550.

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 encum-  
 brances 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.