

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 18 11 46 AM '78
DORRIS S. TANKERSLEY
R.M.C.

CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

I, Curtis C. Hipp

SEND GREETING:

WHEREAS, I the said Curtis C. Hipp

in and by my certain promissory note in writing of even date with these Presents, am well

and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C. in the full and just sum of

Twenty six Thousand and No/100 - - - (\$ 26,000.00) Dollars,

with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of Three Hundred Twenty nine and 26/100

- - - - - (\$ 329.26) Dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Curtis C. Hipp

, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greer, located at the Northwest corner of Main St., and Bearden St. (formerly Mostella Road and Cemetery St.) and having the following metes and bounds, to wit:

Beginning on an iron pin at the northwest corner of said streets and runs thence with North Main St., N. 4 W., 105 feet to iron pin; thence N. 79 W., 200 feet to iron pin; thence S. 4- E., 114 feet to iron pin; thence S. 79 E., 200 feet to the beginning corner, shown as G22-1-3 on block books.

ALSO: That lot located to the rear of the above lot fronting on Bearden (formerly Cemetery St.) and having the following description.

Fronting 100 feet on Bearden St., and running 229 feet along the rear of the above lot and lot now of formerly of J. C. Moons; along lot now or formerly of Westmoreland 100 feet to corner of lot now or formerly of J. D. Woods; thence along the line of Woods lot 234 feet to the beginning corner. Shown as G22-1-4 on block books.

This was conveyed to J. E. Roe (J. Eugene Roe) by deed recorded in Greenville County R. M. C. Office in deed book 71 page 357 and deed book 78 page 248, July 17, 1922 and Feb. 16, 1921, J. Eugene Roe died testate Aug. 10, 1946, Estate Probated in Apt. 519 File 15, his wife Annie Bray Roe, died testate 9-15-59, Apt. 714, File 18, Greenville County Probate Office, Mary Frances Roe and Elizabeth Ann Roe Lovell receiving same from said estates.

This is the same as conveyed to me by Mary Frances Roe and Elizabeth Ann Roe Lovell by deed dated June 28, 1977, recorded in deed book 1059, page 972, Greenville County R. M. C. Office on the 6th of July, 1977.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
10.40

COPY - 2 JUN 18 1978

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