

GREENVILLE CO. S.C.  
C/O Chris and Cindy Nursery, 3800 Edwards Road, Greenville, S.C.

STATE OF SOUTH CAROLINA

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MORTGAGE OF REAL ESTATE

BOOK 1437 PAGE 308

COUNTY OF GREENVILLE

S. TANKERSLEY  
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ernest Tippet and Leonard J. Tippet

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charline T. Leubecker

(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 EIGHT THOUSAND AND NO/100THS DOLLARS-----

Dollars \$8,000.00 ; due and payable

One Hundred Sixty Two and 22/100ths Dollars (\$162.22) on the 1st day of June, 1978 and One Hundred Sixty Two and 22/100ths Dollars (\$162.22) on the 1st day of each month thereafter until paid in full. Payment is to be applied first to the interest and then to the principal.

with interest thereon from date at the rate of EIGHT 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:

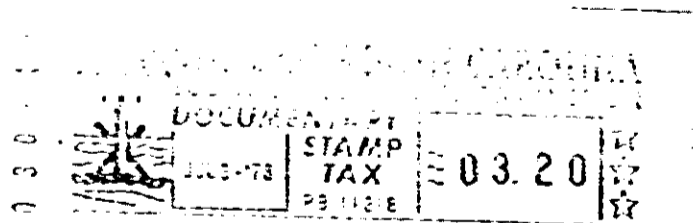
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, in Tax District No. 8-AC, known as Lots 1 and 4 on a plat of Furman Hall Heights made by W. D. McBrayer, October 1, 1936, and having the following courses and distances according to said plat:

Lot No. 1: BEGINNING at a stake on Metts Road, corner of Lot No. 2 (which stake is 130 feet east of Furman Hall Road), and running thence with Metts Road S. 75 E. 167 feet to stake corner of Lewis lot; thence with line of said road N. 13-30 E. 192.5 feet to stake corner of Lot No. 5; thence with line of said lot N. 61-35 W. 114.7 feet to stake corner of Lot No. 4; thence with line of lots No. 4, 3 and 2 S. 28-25 W. 230 feet to beginning corner.

Lot No. 4: BEGINNING at an iron pin on Furman Hall Road, corner of Lot No. 3, 150 feet from Metts Road, and running thence with line of Lot No. 3 S. 75 E. 130 feet to stake in line of Lot No. 1; thence with line of said lot N. 28-25 E. 80 feet to iron pin in line of Lot No. 5; thence with line of said lot N. 61-35 W. 125.3 feet to iron pin on Furman Hall Road; thence with said road S. 28-25 W. 112 feet to the Beginning corner.

This is the same property conveyed to the mortgagor, Ernest Tippet and Leonard J. Tippet by Deed of Thomas A. Roe recorded in the R.M.C. Office for Greenville County in Deed Book 972 at Page 637 on April 16, 1973.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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