

MORTGAGE - INDIVIDUAL FORM - JOHN M. DILLARD, P.A.
DICKSON & MITCHELL, INC., GREENVILLE, S. C. 1507 853
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE
1 25 PM '80
H.C. WATKINSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:
WHEREAS, HERBERT E. JAKOB and ROXANNA B. JAKOB

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARY KATHERIN TIPPIN

(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 Seventy-three Thousand Five Hundred and no/100ths ----- Dollars (\$ 73,500.00) due and payable as set forth in said note,

with interest thereon from date at the rate of 10 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 piece, parcel or tract of land, originally containing 79.5 acres, more or less, situate, lying and being on the eastern and western sides of the Wingo Road and the western side of the Middle Tyger River, in Highland Township, Greenville County, South Carolina, being more particularly described as follows:

BEGINNING at a stone on the Middle fork of Tyger River, corner of W. C. Barnett, thence S. 84 W., 69 chains to stone 3XN; thence S. 39 E., 14.40 chains to a stone 3XOM; thence N. 78 E., 23.50 chains to a stone 3X; thence S. 8130 E., 31 chains to a stone 3XOM on the said River thence up said river to the beginning corner. Said tract is bounded on the North by lands of W. C. Barnett; on the East by the middle fork of Tyger River; on the South by the M. Henson estate and lands of B. S. Puttman; on the West by lands of Julian Young. Said tract of land is shown as Lot No. 4 on a plat prepared by J. K. Dickson, Surveyor, dated October 3, 1882.

EXCLUDING, HOWEVER, 23.4 acres, more or less, situate, lying and being on the western side of Wingo Road conveyed by Willis E. Tippin to June Young by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 811, page 163.

The above described property contains approximately 56.10 acres excluding conveyances out and is the same property sold to the Mortgagors by the Mortgagee by deed to be recorded simultaneously herewith.

The within mortgage is junior in lien to a first mortgage covering the above described property given by Willis E. Tippin to The Federal Land Bank of Columbia in the original sum of \$19,400.00, recorded in Mortgage Book 1050, page 387 on February 21, 1967, as modified by a Modification Agreement, which has a present preincipal balance due in the sum of \$10,939.00.

MORTGAGEE'S ADDRESS: c/o E. T. Barnett
Route 2
Greer, S. C. 29651

STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
DOCUMENT NO. 1507
STAMP TAX \$28.40
FEE \$1.00
TOTAL \$29.40

160
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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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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