

FILED  
GRF S.C.  
DEC 20 3 50 AM '82  
DONNIE HARRISLEY  
R.M.C.

BOOK 1590 PAGE 247

# MORTGAGE

THIS MORTGAGE is made this 20th day of December, 1982, between the Mortgagor, James E. Hipps, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

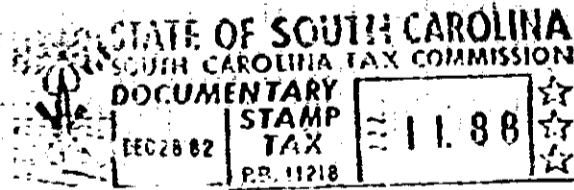
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand Seven Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2002;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

All that certain piece, parcel or lot of land, situate, lying and being on the South side of South Estate Drive in Gantt Township, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot 12 on plat of Crestwood, Inc. made by J. C. Hill, Surveyor, February 28, 1949, said plat being recorded in the RMC Office for Greenville County, S.C., in Plat Book "S", at Page 189, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of South Estate Drive; at joint front corner of Lots 10 and 12, and running thence along the line of Lot 10, S. 20-20 W. 103.6 feet to an iron pin; thence with the rear line of Lot 14, N. 75-10 W. 100 feet to an iron pin; thence with the line of Lot 15, N. 21-50 E. 116.7 feet to an iron pin on the South side of South Estate Drive; thence with the South side of South Estate Drive S. 68-05 E. 95 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of James H. Pritchard and Christine S. Pritchard recorded in the RMC Office for Greenville County, S.C. on February 21, 1963 in Deed Book 717 at Page 64.



which has the address of 12 South Estate Drive Greenville,  
(Street) (City)  
South Carolina S. C. 29605 (herein "Property Address");  
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

2 DECEMBER 1982 1015

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