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THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

I, Rufus C. Hipps, Jr.,

SEND GREETING:

Whereas, I, the said Rufus C. Hipps, Jr.
in and by my certain promissory note in writing, of even date with these
Presents, as well and truly indebted to B. C. Givens
in the full and just sum of Thirty-Seven Hundred Twenty-Four & 23/100 - Dollars
, to be paid as follows: \$60.00 on May 1, 1958 and \$60.00
on the first day of each succeeding month thereafter including August
1st, 1958; then \$80.00 on September 1, 1958 and \$80.00 on the first day
of each succeeding month thereafter until paid in full.

, with interest thereon from date
at the rate of 6 per centum per annum, to be computed and paid semi-annually
until paid in full; all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid,
the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who
may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the
hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof
necessary for the protection of his interests to place and the holder should place the said note or this mortgage
in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises
to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to
the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I, the said Rufus C. Hipps, Jr.,

, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said B. C. Givens
according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me, the said Rufus C. Hipps, Jr.,
, in hand well and truly paid by the said B. C. Givens

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-
gained, sold and released, and by these Presents do grant, bargain, sell and release unto the said B. C.
Givens his Heirs and Assigns forever:

All that piece, parcel or tract of land situate, lying and being in the
State and County aforesaid, Austin Township, near the Town of Simpsonville,
with the following metes and bounds, to-wit: Beginning in the center of
State Highway at or near intersection of a road leading into the State
Highway from the western side of lands of W. W. Mayfield and runs thence
along the W. W. Mayfield line S. 54 E. 380 feet to corner; thence N. 20-15
W. 235 feet to corner; thence N. 43 E. 360 feet to corner in center of
State Highway; thence along center of said State Highway S. 24-29 E.
140 feet to bend; thence continuing along center of said Highway S. 17-10
E. 170 feet to the beginning corner, and containing 2 acres, more or less,
according to a plat and survey made by J. Mac Richardson, Surveyor, in
August, 1954. Reference to said plat being made and also to a deed from
Etta Lou Mayfield, et al to the mortgagor dated September 18, 1954, of
record in the R M C Office for Greenville County, S. C., in Deed Book
509, Page 41.

It is understood and agreed that this mortgage along with mortgage of
record in Book 616, Page 33, and mortgage of record in Book 675, Page
145 R M C Office for Greenville County, S. C., secure a promissory note
executed by me to the said B. C. Givens of even date and for like amount
herewith until paid in full.