

1333-727

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

**MORTGAGE OF REAL ESTATE**  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, **W.R. Hipp**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **B.P. Edwards**

(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

**One thousand one hundred and no/100- - - - - Dollars (\$ 1,100.00)** due and payable  
**\$25.00 per month until principal and interest are paid in full-**

with interest thereon from **date hereof** at the rate of **nine** per centum per annum, to be paid **annually**

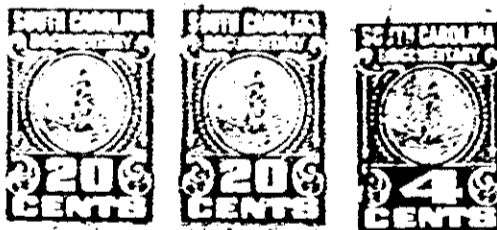
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Chick Springs Township, in the City of Creer, S.C., lying on the South side of Bennett Street, and having the following courses and distances, to-wit:-**

**BEGINNING at an iron pin on the south side of Bennett Street, corner of Lots 1 and 4 on Plat of Property of J. Wayman Smith prepared by H.S. Brockman, Surveyor, dated March 17th, 1960, and recorded in the Office of the R.M.C. for Greenville County in Plat Book TT at page 167, and running thence with the line of Lots No's 1, 2, 3, and 4, S. 5.00 W. 168.2 feet to an iron pin on line, owner formerly of Lloyd Taylor lot; thence with the Taylor line N. 88-30 W. 50 feet to an iron pin on said line; thence N. 1-11 W. 169 feet to an iron pin on the south side of Bennett Street; thence with the south side of Bennett Street S. 87-55 E. 68 feet to the point of beginning, and being all of Lot No. 4, as shown on said plat.**

**This is the same lot conveyed to me by deed from Manly A. Mason, dated September 6, 1974, and recorded in the R.M.C. Office for Greenville County in Book 1008, at page 684.**



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