FILED
GREENVILLE CO. S. C.
JUN 25 12 52 PM '76
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1371 PAGE 228

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: THOMAS A. HIPP

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Fifty Six Thousand and No/100 ---------- DOLLARS ($ 56,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

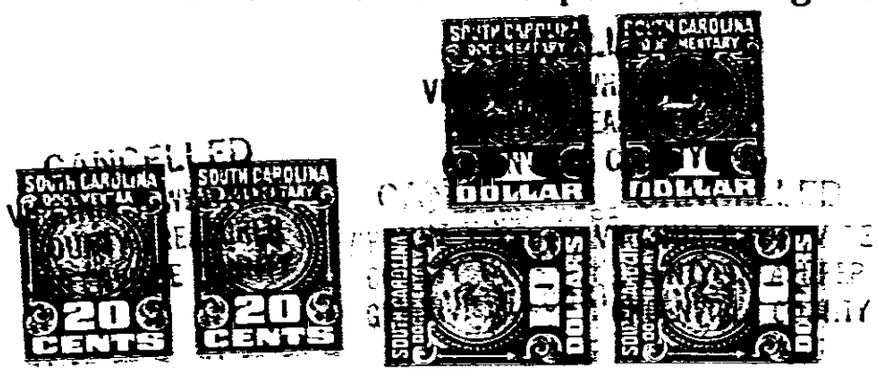
WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 lot of land in Greenville Township, Greenville County, State of South Carolina, at the southeastern intersection of McIver Street and Fairview Avenue, in the City of Greenville, known and designated as Lot No. 44 as shown on a plat of Alta Vista Subdivision recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G at page 20, bounded as follows: on the North by McIver Street, on the east by Lot No. 45 shown on said plat, property of Eleanor K. Barton, on the south by Lot No. 43 shown on said plat, property of The South Carolina National Bank of Charleston, as Trustee, on the west by Fairview Avenue, having the following metes and bounds:

BEGINNING at an iron pin at the Southeastern intersection of McIver Street and Fairview Avenue and running thence along McIver Street S. 84-35 E. 160 feet to an iron pin at the corner of Lot No. 45; thence along line of Lot No. 45 S. 4-15 W. 66.6 feet to an iron pin at the corner of Lot No. 43; thence with the line of said Lot, N. 85-40 W. 160 feet to an iron pin at the eastern side of Fairview Avenue; thence along said avenue N. 4-15 E. 70 feet to the point of beginning.

52.40



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MORTGAGE

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