WHEREAS,

ROBIN HIBBERT AND GILLIAN P. HIBBERT

(hereinafter referred to as Mortgager) is well and truly indebted unto

STUART-BIK ASSOCIATES, a general partnership 23 Oriole St. Greenville, SC 29609

2008 1598 FASE 167

as per note executed this date or any future modifications, extension or renewals thereof.

with interest thereon from date at the rate of per note per centum per annum, to be paid. Per note

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 dabt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereat is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, 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, and being known and designated as Lot 64, as shown on a plat of the subdivision of Oak Forest, Section I, which is recorded in the RMC Office for Greenville County in Plat Book 6H at Page 30, and having such metes and bounds as shown on said plat.

This being the same property conveyed to the Mortgagors by deed of Stuart-Bik Associates of even date, to be recorded herewith.

This mortgage is to secure the purchase price of the within property as evidenced by a Purchase Money Promissory Note executed this date. This Mort. is being executed by Ian M. Fraser as Attorney-in-Fact under written Powers of Attorney recorded in Deed Book 1182 at Pages 705 and 707.

STATE OF SOUTH CAROLINA

SOUTH CAROLINA TAX COMMISSION

DOCUMENTARY

STAMP

TAX

PB 11215

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Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Mortgagor forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

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