

MORTGAGE - INDIVIDUAL FORM

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
APR 3 4 20 PM '80

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bobby J. Hipp and Rita T. Hipp

(hereinafter referred to as Mortgagor) is well and truly indebted unto N-P Employees Credit Union
P.O. Box 1688, Greenville, S.C. 29602

(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 Twenty Thousand and No/100-----

----- Dollars (\$ 20,000.00) due and payable
Reference is hereby made to promissory note of even date, the terms of
which are incorporated herein by reference.

with interest thereon from date at the rate of See Note per centum per annum, to be paid:

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 tract of land situate, lying and being in
the County of Greenville, State of South Carolina, on the southern side of
Neely Road and containing 5.06 acres and being shown on a plat of property
prepared by Lindsey and Associates, dated April 5, 1979, recorded in the
RMC Office for Greenville County in Plat Book 6-V at Page 72,
and having such metes and bounds as shown thereon, reference to said plat
being made for a more complete description.

This being the same property conveyed to the mortgagors by deed of
George W. Wooten recorded in Deed Book 1100 Page 110 on April 9, 1979.

Note: At the option of the Mortgagee, this Mortgage shall become due and
payable forthwith if the Mortgagors shall convey away said mortgaged premises,
or if the title shall become vested in any other person in any manner what-
soever, other than by death of the Mortgagors.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE TAX \$ 00.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and
of all 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 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 Mortgagee forever, from and
against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for
the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also
secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so
long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest
at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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