

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas:

J. ALLEN JOWERS

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

J. T. HIPPS

(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 Three Hundred Twenty-five and no/100 ----- Dollars (\$ 1,325.00) due and payable

at the rate of \$60.00 per month, first applied to interest, balance to principal, with the first payment being due on or before January 1, 1970, with full right to anticipate any and all payments.

with interest thereon from date at the rate of six (6%) per centum per annum to be paid: monthly.

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, known and designated as Lot #13 on a plat of property made for the D. N. Mayfield Estate by J. Q. Bruce, Engineer, November 4, 1952, said plat recorded in the Greenville County R.M.C. Office in Plat Book CC at page 199 and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the Hipps Rd. at joint corner of Lot #27 and running thence along line of Lot #27 N. 21-05 W., 32 feet to an iron pin; thence along line of Lot #12 N. 68-55 E., 200 feet to an iron pin on a new street; thence along said new street S. 21-05 E., 209 feet to an iron pin at intersection of new street and Hipps Rd.; thence along Hipps Rd., N. 63-41 W. 266 feet to an iron pin at the point of beginning, and being the same property conveyed to J. T. Hipps by L. J. Vaughn, Sr., by Deed recorded in Deed Volume 656 at page 297, and conveyed by deed of even date herewith to the mortgagor by J. T. Hipps.

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 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.