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MORTGAGE OF REAL ESTATE

BOOK 1240 PAGE 110

ELIZABETH RIDDLER
State of South Carolina

COUNTY OF GREENVILLE
SPARTANBURG

RECORDED
1972 JUN 28 PM 12: 18
R.M.C.
SPARTANBURG, S.C.

To All Whom These Presents May Concern:

I, Curtis C. Hipp

SEND GREETING:

WHEREAS, I the said Curtis C. Hipp

in and by my certain promissory note in writing of even date with these Presents am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Eight Thousand and No/100 - - - - - (\$ 8,000.00) Dollars, with interest from the date hereof at the rate of seven $\frac{1}{2}$ per cent ($7\frac{1}{2}$ %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Seventy Four and 17/100 - - - - - (\$ 74.17) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred, and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Curtis C. Hipp, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor— in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and in the City of Greer, known and designated on a Plat of the property of T. C. Littlefield Estate, prepared by H. S. Brockman, Surveyor, June 16, 1936, as Lot No. 3, and having according to said plat the following courses and distances, to wit:

Beginning at the corner of Lot No. 2 on the eastern side of Littlefield Street, at iron pin, and runs thence S. 59-32 E. two hundred forty and six tenths (240.6) feet on line of now or formerly Mahaffey; thence N. 12-07 E. 112.3 feet to an iron pin, cornering with Lot No. 4; thence with the joint line of said Lot No. 4, N. 59-14 W., 201.3 feet to an iron pin on the edge of said Littlefield Street, Joint front corner with Lot No. 4; thence with the edge of said street, S. 32-27 W. 106.8 feet to the beginning corner, and bounded by Lot No. 4, Littlefield Street, Lots Nos. 1 and 2 and by lands now or formerly of Mahaffey, Flynn and Barnett.

This is the same property conveyed to me by Velma G. Cook by Deed dated May 20th 1971 to be recorded in the R. M. C. Office for Greenville County..

ALSO: All that certain lot, parcel or tract of land, with all improvements, now constructed thereon, or hereafter constructed thereon, situate, lying and being in the state aforesaid, Spartanburg County, Beech Springs Township, located on or just off the Southern side of Victor Mill Branch and being shown as the northern part of lot shown on plat made for Gay Neile James Hart by G. A. Wolfe, surveyor, dated Feb. 23, 1963, recorded in plat book 59, page 614, and having the following metes and bounds, to wit:

Beginning at a point on the line of other property of Curtis Hipp, formerly Sam B. James property, 200 feet N. 3-43 E., from a nail in the road and running thence N. 3-43 E., 421 feet to branch (iron pin set off 8 feet from branch); thence up the branch, the branch the line 100 feet, iron pin set off 10.3 feet from branch; thence along the lands now or formerly of Lula Pearl James, S. 3-43 W., 455 feet to new corner, which is 200 feet from center of said road; thence a new line through said lot 100 feet more or less to the beginning corner.

This is the same property conveyed to Curtis C. Hipp by deed recorded in deed book 352, page 358, Spartanburg County R. M. C. Office.

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