

Address of Mortgagee: 113 Edwards St., Simpsonville, SC 29681

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. BOOK 1569 PAGE 345

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
MAY 10 10 36 AM '82
DONNA M. MCARSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

EUGENE T. HIPPS

D. L. RAINES

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

(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 EIGHT THOUSAND and NO/100

Dollars (\$ 8,000.00) due and payable

in 69 equal monthly installments of One Hundred Fifty Dollars (\$150.00) beginning June 1, 1982 and thereafter until paid in full

with interest thereon from date at the rate of nine (9%) 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, in the Town of Simpsonville, being more particularly described as Lot 133 as shown on a plat entitled "A Subdivision of Woodside Mills, Simpsonville, S.C., " made by Piedmont Engineering Service, Greenville, S.C., February 1953, and recorded in the Office of the Register of Mesne Conveyance for Greenville County, S.C., in Plat Book GG at page 5. According to the said plat the within described lot is also known as No. 16 Third Street and fronts thereon 79 feet.

Being the same property conveyed to the Mortgagor herein by deed of D. L. Raines of even date, to be recorded herewith.

CCFD 4.0000 2 MAY 4 82 013

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS TAX COMMISSION
DOCUMENTARY
MAY 4 1982
STAMP
93.20
FB 112.8

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 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.

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