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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

1425 883

THIS MORTGAGE is made this 13th day of March 1978 between the Mortgagor, Aaron D. Tippin and Joan M. Tippin, (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of state of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four Thousand Five Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2007.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or tract of land, situate, lying and being on the northeastern side of Camp Creek Road, (Road No. S23-569) in Greenville County, South Carolina, containing 1.1 acres, as shown on a plat entitled survey for AARON DUPREE TIPPIN AND JOAN MARIE TIPPIN, made by W. R. Williams, Jr., Engineer, dated January 12, 1978, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-N at page 79, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail in or near the center line of Camp Creek Road at the joint corner of the within described property and property now or formerly belonging to Waters (said nail being located approximately 457 feet in a southeasterly direction from the intersection of Bramlett Road and Camp Creek Road) and running thence along the Waters line, N. 22-38 E., 310.1 feet to an old iron pin; thence along other property of the Grantor, S. 59-52 E., 150 feet to an iron pin; thence along the line of other property of the Grantor, S. 21-40 W., 313.9 feet to a nail and cap in or near the center line of Camp Creek Road; thence along the center of Camp Creek Road, N. 58-52 W., 155.8 feet to a nail, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of James Beacham to be recorded simultaneously herewith.

STAMP  
TAX 3.80

which has the address of Camp Creek Road, Route 1 Taylors, S. C. (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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