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SONME S. TANKERSLEY

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## State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

John D. Tippett and Willa C. Tippe	tt	
	(hereinafter referred to	as Mortgagor) (SEND(S) GREETINGS:
WHEREAS, the Mortgagor is well and truly indebted to GREENVILLE, SOUTH CAROLINA (hereinafter referred to	unto FIRST FEDERAL SA as Mortgagee) in the full and	VINGS AND LOAN ASSOCIATION OF
Thirty-nine Thousand Nine Hundred	and No/100	/* 39,900.00 \
Dollars, as evidenced by Mortgagor's promissory note of even da provision for escalation of interest rate (paragraphs 9 and 10 conditions), said note to be repaid with interest as the rate or	of this mortgage provides for rates therein specified in inst	or an escalation of interest rate under certain
Three Hundred Six and 81/100	(\$ 306.81	) Dollars each on the first day of each
Three Hundred Six and 81/100 month hereafter, in advance, until the principal sum with interest of interest, computed monthly on unpaid principal balances, a	st has been paid in full, such and then to the payment of p	payments to be applied first to the payment rincipal with the last payment, if not sooner
paid, to be due and payable 30 years after date; and		

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW. KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 68 of a Subdivision known as Pebble Creek, Phase I, as shown on a plat thereof prepared by Enwright Associates, Engineers, dated September 17, 1973 and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 5D, at Page 4, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Sassafras Drive, the joint front corner of Lot Nos. 67 and 68, and running thence along the joint line of said lots N. 36-32 W. 201,68 feet to an iron pin; thence N. 52-26 E. 110.4 feet to an iron pin on the northwestern side of Whittlin Way; running thence along said Whittlin Way S. 46-03 E. 20.7 feet to an iron pin; thence S. 35-06 E. 156.97 feet to an iron pin; thence S. 9-03 W. 35.86 feet to an iron pin on the northwestern side of Sassafras Drive; thence S. 53-12 W. 85 feet to an iron pin, the point of beginning.

This is the same property conveyed to Grantor herein by deed dated July 12, 1977, recorded the same date in the R.M.C. Office for Greenville County, S. C. in Deed Book 1060, at Page 386.

