

1 Bonaventure Drive
Greenville, South Carolina

REAL ESTATE MORTGAGE

State of South Carolina

County of GREENVILLE

DO NOTED AND ERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
CO. S. C.
1520 PAGE 309
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SEND GREETINGS:

WHEREAS, I the said Anna Kate R. Hipp
hereinafter called Mortgagor, in and by my certain Note or obligation bearing
even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN
NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal
sum of One Hundred Thousand and no/100 Dollars (\$ 100,000.00),
with interest thereon payable in advance from date hereof at the rate of 10 % per annum; the prin-
cipal of said note together with interest being due and payable in (300) Three hundred

Monthly

installments as follows:

Beginning on November 1, 19 80, and on the same day of
each of 299 monthly period thereafter, the sum of
Eight hundred Seventy-eight and no/100 Dollars (\$878.00)

and the balance of said principal sum due and payable on the 1st day of October, ~~XX~~ 2005, which
is the 300th and final payment.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance
on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this
mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the
note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at
the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable
to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of n/a %
per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said
note will more fully appear; default in any payment of either principal or interest to render the whole debt
due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to
any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure
or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as
the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money
aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms
of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor
in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these pres-
ents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these
presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate,
to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the State of South
Carolina, County of Greenville, being known and designated as Lot 300-A of a subdivision known as
Botany Woods, Sector VI, according to a plat thereof prepared by Piedmont Engineering Service dated
May 15, 1963 and recorded in the R.M.C. Office for Greenville County in Plat Book YY at page 131,
and being more fully described as follows:

BEGINNING at an iron pin on the northern side of the right-of-way for Botany Road at the joint
front corner of Lots 303 and 300-A and running thence with the joint side line of said lots N 32-
30 W 140 feet to an iron pin at the joint corner of Lots 303 and 301; thence with the joint side
line of Lots 301 and 300-A N 8-07 W 145.6 feet to an iron pin on the southern side of the right-
of-way for Bonaventure Drive; thence with the southern side of the right-of-way for Bonaventure
Drive N 85-52 E 150 feet to an iron pin; thence continuing with the southern side of the right-
of-way for Bonaventure Drive S 67-30 E 95 feet to an iron pin at the intersection of Bonaventure
Drive and Botany Road; thence continuing with the curvature of the intersection of Bonaventure
Drive and Botany Road in an arc to the right a distance of 30.5 feet to an iron pin on the nor-
thern side of Botany Road; thence with the northern side of the right-of-way for Botany Road S 37-
00 W 125 feet to an iron pin; thence continuing with the northern side of the right-of-way for
Botany Road S 34-41 W 130 feet to the point of beginning.

The within described property is the same property conveyed to the mortgagor herein by deed of
W. Hayne Hipp dated March 13, 1972, recorded in the R.M.C. Office for Greenville County in Deed
Book 938 at page 577; deed dated June 22, 1971, recorded in Book 922 at page 434; and deed dated
December 30, 1970, recorded in Deed Book 908 at page 263.