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CC. S. C.  
JUL 12 10 16 AM '80  
GREENVILLE  
H.C.

First Federal Savings & Loan Ass'n.  
P. O. Box 408  
Greenville, S. C. 29602

1520 PAGE 824

## MORTGAGE

THIS MORTGAGE is made this 10th day of October,  
1980, between the Mortgagor, N. Wayne Hipps and Deborah P. Hipps,  
(herein "Borrower"), and the Mortgagee, First Federal  
Savings and Loan Association, a corporation organized and existing under the laws of the United States  
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Hundred  
and no/100 00 Dollars, which indebtedness is evidenced by Borrower's  
note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Nov. 1, 1983  
.....;

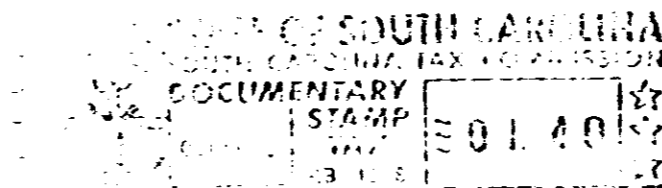
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest  
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect  
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein  
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 lot of land, with all improvements thereon, or hereafter  
constructed thereon, situate, lying and being in the State of South Carolina, County  
of Greenville, and being known and designated as Lot 84 on a Plat of Wemberly Way,  
Section I, prepared by Campbell and Clarkson Surveyors, Inc., dated June 17, 1974,  
and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-R at Page  
88, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western edge of Wemberly Lane at the joint front  
corner of Lots 75 and 84 and running thence with Wemberly Lane, S. 12-27W. 126.06  
feet to an iron pin at the intersection of Wemberly Lane and Windsor Street; thence  
with said intersection, S. 57-38 W. 35.4 feet to an iron pin on the northern edge of  
Windsor Street; thence with the edge of Windsor Street, N. 77-33 W. 105 feet to an iron  
pin; thence N. 14-50 E. 155.5 feet to an iron pin at the joint rear corner of Lots 75  
and 84; thence with the joint line of said Lots, S. 75-34 E. 123.7 feet to an iron  
pin being the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of  
William H. Pitts & Kathleen H. Pitts, dated August 24, 1978 and recorded in the  
RMC Office for Greenville County, South Carolina in Deed Book 1086 at Page 76.

This is a second mortgage and is junior in lien to that mortgage executed to  
N. Wayne Hipps and Deborah P. Hipps which is recorded in the RMC Office for Greenville  
County in Book 1442 at Page 215.



which has the address of 304 Wemberly Lane, Simpsonville, South Carolina 29681,  
(Street) (City)  
(herein "Property Address");  
(State and Zip Code)

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 seised 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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