

State of South Carolina

FILED
GREENVILLE
OCT 14 10 43 AM '83
R.M.C.

Mortgage of Real Estate



County of

GREENVILLE

THIS MORTGAGE made this 13th day of October, 19 83.

by ERNEST TIPPETT

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329, Greenville
South Carolina 29602

WITNESSETH:

THAT WHEREAS, ERNEST TIPPETT
is indebted to Mortgagee in the maximum principal sum of -----
--FIVE THOUSAND AND NO/100-- Dollars (\$ 5,000.00). Which indebtedness is
evidenced by the Note of ERNEST TIPPETT of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of -----
which is Twenty-Four (24) months after the date hereof) the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all
indebtedness outstanding at any one time secured hereby not to exceed \$ 5,000.00 plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,
the following described property:

ALL that piece, parcel or lot of land in Greenville County, Greenville
Township, State of South Carolina, situate, lying and being about 2-1/2
miles from the Greenville County Courthouse on the Paris Mountain Road
and being known and designated as Lots Nos. 2 & 3 of Furman Hall Heights,
according to a plat thereof, made by W. D. McBrayer, Surveyor, October 1,
1936, not yet recorded, and having according to said plat, the following
metes and bounds, to wit:

BEGINNING at a point at the Northeastern intersection of the Furman Hall
Road with an unnamed road and running thence along said unnamed road,
S. 75 E. 130 feet to an iron pin, joint Southern corner of Lots 1 and 2;
thence along the line of Lots Nos. 1, 2 and 3, N. 28-25 E. 150 feet to an
iron pin, joint rear corner of Lots 3 and 4; thence along the dividing line
of said lots, N. 75 W. 130 feet to an iron pin on the Furman Hall Road;
thence with said road, S. 28-25 W. 150 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed from N. A. Waldrop
dated November 19, 1971, and recorded in the R.M.C. Office for Greenville
County, S. C., in Deed Book 930 at Page 494 on November 24, 1971.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and be-
ing in Greenville County, State of South Carolina, on the southerly side of
Metts Street being known and designated as 0.47 acres according to a survey
prepared by Carolina Surveying Co., dated March 7, 1983, and recorded in the
R.M.C. Office for Greenville County in Plat Book 9-T at Page 11, and having
such metes and bounds as will appear by reference thereto.

This being the same property conveyed to Mortgagor by deed from Leonard J.
Tippett dated March 30, 1983, and recorded in the R.M.C. Office for Green-
ville County, S. C., in Deed Book 1188 at Page 867 on May 25, 1983.

STAMP 02.00

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or
appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the
same being deemed part of the Property and included in any reference thereto):

