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MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S. TANKERSLEY R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles E. Shipman and Frances

H. Shipman

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Five Thousand and no/100----- DOLLARS (\$ 5,000.00),
with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid:

In monthly installments of \$103.80 beginning July 15, 1975 with a like payment due on the 15th day of each month thereafter until paid in full. This mortgage shall become due and payable in full at any change of ownership.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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:

"All that certain 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, being shown and designated as Lot 24 on plat of Springfield, plat of which is recorded in the RMC Office for Greenville County in Plat Book XX at Page 111,

and having according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the southerly side of Blue Ridge Drive, at the joint front corner of Lots 24 and 25 and running thence with the line of said lots, S. 8-30 W. 190 feet; thence N. 75-03 W. 126 feet to a point on Benson Drive; thence with Benson Drive, N. 8 E. 150 feet to curve at the intersection of Benson Drive and Blue Ridge Drive; thence with said curve (the chord of which is N. 5 E.) 35.3 feet to an iron pin on Blue Ridge Drive; thence with Blue Ridge Drive S. 82 E. 100 feet to the point of beginning.

The property above described is the same property as conveyed to Mortgagors by Deed recorded in Deed Book 976 at Page 700.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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