

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: IRA GARFIELD SHIPMAN  
and MARJORIE LYNN SHIPMAN (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS BEST  
(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 Six Thousand and no/100-----

-----DOLLARS (\$ 6,000.00 ),  
with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid: in 84 equal installments of \$96.54 beginning thirty (30) days from the date hereof and continuing each month thereafter until paid in full. Note and mortgage shall be due and payable in full at any change of ownership. The above payments to be applied first to interest and then to principal.



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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, containing 5.18 acres on the southern side of McCauley Road (formerly Benson Road) and the northern side of Belvue School Road, being shown and designated on a plat of James B. Hawkins and Sandra C. Hawkins, dated March 15, 1973, prepared by Campbell and Clarkson Surveyors, Inc., recorded in the R. M. C. Office for Greenville County in Plat Book 4Y at Page 92 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northern side of Belvue School Road at the joint front corner of property now or formerly belonging to Alford and running thence with the common line of said property N. 14-47 E. 564.9 feet to an iron pin on the southern side of McCauley Road; thence along said road the following courses and distances: S. 75-13 E. 102.1 feet, S. 84-25 E. 109.3 feet, S. 72-22 E. 46.7 feet, S. 42-24 E. 44.7 feet, S. 31-22 E. 48.6 feet, S. 22-15 E. 148.2 feet; thence S. 15-08 W. 390.2 feet to an iron pin on the northern side of Belvue School Road; thence along said road N. 79-34 W. 101.4 feet to an iron pin; thence continuing along said road N. 76-21 W. 315.6 feet to an iron pin, the point of beginning.

This mortgage includes a mobile home presently owned by the Mortgagor, and having Serial No. 06. This mobile home being described as follows: Make - Winchester, year - 1971, Demensions - 12 x 65 feet.

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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