

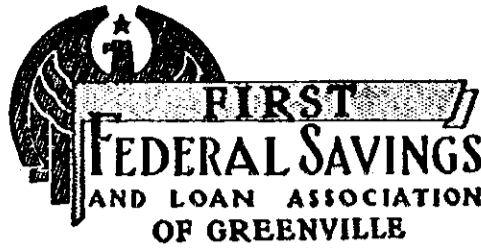
First Federal Savings & Loan Association  
301 College Street  
Greenville, South Carolina

BOOK 1382 PAGE 100

FILED  
GREENVILLE CO. S. C.

Nov 3 12 56 PM '76

DOMNIE S. TANKERSLEY  
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

John A. Shimell, Jr. and Katherine B. Shimell (hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Sixty Thousand

Seven Hundred Fifty and No/100 (\$60,750.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Four Hundred Ninety

nine and 47/100 (\$499.47) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that piece, parcel or lot of land, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina being known and designated as Lot No. 96, Section I, Lake Forest, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book GG at Page 17; and also the lot of land adjoining Lot No. 96 on the westerly side thereof and having, according to a plat of a portion of Lake Forest, Inc., made by Piedmont Engineering Service, June 26, 1954 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book P at Page 103, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Lake Fairfield Drive, joint front corner of Lots Nos. 95 and 96 and running thence S. 33-54 W., 141.4 feet to a point where the joint rear corners of Lots Nos. 95 and 96 intersect the highwater line of Lake Fairfield; thence with the highwater line of Lake Fairfield as the line, the traverse line being N. 66-02 W. 100 feet to a point where the western side line of Lot No. 96 intersects the highwater line of Lake Fairfield; thence with the creek as the line, the traverse line being N. 0-38 W., 152.9 feet to a point; thence continuing with the creek as the line, N. 45-13 W., 177.1 feet to a 12-foot drainage easement; thence along said 12-foot drainage easement, N. 58-43 E., 51.5 feet to an iron pin on Lake Fairfield Drive; thence along Lake Fairfield Drive as follows: S. 34-15 E., 61.4 feet; S. 39-33 E., 62.3 feet; S. 56-06 E., 106.4 feet and S. 56-06 E., 124.2 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Robert O. Vickery recorded in the R.M.C. Office for Greenville County November 3, 1976 in Deed Book 1045 at Page 577.

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STATE OF SOUTH CAROLINA  
ARBITRARY TAX COMMISSION  
ENTRY  
STAMP  
TAX  
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RS 11/15

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