

AUG 15 3 08 PM '80
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1511 PAGE 277

MORTGAGE

THIS MORTGAGE is made this 15th day of August 1980, between the Mortgagor, Carl A. Shipman, Jr., and Rebecca R. Shipman (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Three Hundred Fifty and no/ 100 Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010

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 certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the City of Greenville, Greenville County, South Carolina, on the Northern side of Cateechee Road and being known and designated as Lot 76 of Cherokee Park as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book C at page 96, and having the following metes and bounds according to a more recent plat thereof entitled "Property of Carl A. Shipman, Jr. and Rebecca R. Shipman" dated August 5, 1980, prepared by Carolina Surveying Co.:

BEGINNING at an iron pin on the Northern side of Cateechee Road at the joint front corner of lots 76 and 75 and running thence with the line of lot 75, N. 14-15 W., 187 feet to an iron pin at the joint rear corner of lots 76 and 75; thence N. 75-45 E., 60 feet to an iron pin at the joint rear corner of lots 76 and 77; thence with the line of lot 77, S. 14-15 E., 186 feet to an iron pin at the joint front corner of lots 76 and 77 on the Northern side of Cateechee Road; thence with the Northern side of Cateechee Road S. 74-30 W., 60 feet to the point of beginning.

For deed into Mortgagors, see deed from Wade Barber and Bobbi Strausbaugh, dated August 15, 1980, and recorded herewith.

"In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it."

which has the address of 16 Cateechee Avenue Greenville, S.C., 29605 (herein "Property Address");

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 seized 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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