

1500-4870

GREENVILLE S.C.
APR 30 12 22 PM '81

MORTGAGE

THIS MORTGAGE is made this 29th day of April 1981 between the Mortgagor, Jimmy W. Shipman and Doris E. Shipman (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand Two Hundred Fourteen and 49/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008.

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 lot of land in the County of Greenville, State of South Carolina, at Slater, S. C. shown as Lot 16 on plat of J. P. Stevens & Co., Inc., recorded in the RMC Office for Greenville County in Plat Book TT-7, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Laurel Lane, at the corner of Lot 15, which iron pin is situate 363.1 feet north of the intersection of Edison Street, and running thence along the curve of said Lane, the chord of which is N. 9-50 W. 50 feet to an iron pin; thence the chord of N. 0-50 E. 83 feet to an iron pin; thence N. 75-16 W. 236.8 feet to an iron pin; thence S. 9-50 E. 230 feet to an iron pin; thence N. 80-10 E. 200 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of James H. Hughes, which Deed is to be recorded herewith in the RMC Office for Greenville County, S. C.

Mortgagee's address: 203 State Park Road, Travelers Rest, S. C. 29690

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
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which has the address of 104 Laurel Lane Marietta, S. C. 29661 (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 seised 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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