

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 58

20. S. C.
30 PM '81
MCC
ERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRANCES J. SHIPMAN

(hereinafter referred to as 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 Nine Thousand and No/100

Dollars (\$9,000.00) due and payable

In monthly installments of One Hundred Eighty-Seven and 52/100 Dollars (\$187.52) commencing February 1, 1982, and One Hundred Eighty-Seven and 52/100 Dollars (\$187.52) on the first day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of (17 1/2%) per centum per annum, to be paid: monthly

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.

Derivation: Linda S. Garland, Deed Book 976, at Page 700, recorded June 13, 1973.

This mortgage is subordinated and junior to that mortgage given to Poinsett Federal Savings and Loan Association in the original amount of \$31,000.00, dated February 21, 1978 and recorded in the RMC Office for Greenville County, SC, in Mortgage Book 1424, at Page 42, recorded 2/23/78.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

STATE OF SOUTH CAROLINA
DOCUMENTARY
RECORDS
FEBRUARY 23 1982
GREENVILLE

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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