

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
MAR 30 4 59 PM '83
DONNIE S. TANDERSLEY
R.M.C.

BOOK 1599 PAGE 747

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Raymond E. Shipman and Doris A. Shipman of 22 Hale Street, Greenville, S.C., 29605, (hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, P. O. Box 485, Travelers Rest, S.C. 29690,

(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 Twelve Thousand Five Hundred and No/100-----

Dollars (\$ 12,500.00) due and payable

in fifty-nine (59) equal, monthly installments of One Hundred Ninety-Four and 09/100 (\$194.09) Dollars each, commencing May 1, 1983, and continuing on the first day of each and every month thereafter through March 1, 1988, with a final payment of Seven Thousand Nine Hundred Seventy-Six and 13/100 (\$7,976.13) Dollars on April 1, 1988, -----

with interest thereon from date at the rate of 13.25% 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, in the Dunean Mill Village, and being more particularly described as Lot No. 99, Section 3, as shown on a plat entitled "Subdivision for Dunean Mills, Greenville, S.C." made by Pickell & Pickell, Engineers, Greenville, S.C., on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the RMC Office for Greenville County in Plat Book S, at Pages 173-177, inclusive. According to said plat, the within described lot is also known as No. 22 Hale Street and fronts 56 feet thereon; being the same lot of land conveyed to the mortgagors herein by deed of South Carolina National Bank, formerly The South Carolina National Bank of Charleston, South Carolina, as Executor and Trustee under the Last Will and Testament of Roy S. Batson, Deceased, as recorded in the RMC Office for Greenville County, S.C., in Deed Book 1185, at Page 274.

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

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAR 30 '83
STAMP
TAX
PP. 11213
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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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