



VOL 1667 PAGE 618  
Documentary Stamp on  
the amount included \$ 11,424.85

# MORTGAGE

THIS MORTGAGE is made this 14th day of May 1984 between the Mortgagor, Kimmie G. Shipman (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand, Fifty Seven and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 14, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 20, 1989

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 piece, parcel or tract of land containing 20.5 acres more or less situate, lying and being in Dunklin Township, Greenville County, State of South Carolina, being known and designated as Tract No. 2 as shown on a plat entitled "Estate of W. H. Owens", prepared by W. J. Riddle, dated October 1928 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQQ at Page 13, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at a stake at the joint corner of Tract Nos. 1 and 2 and in the line of property now or formerly of Jene King and running thence with the line of the said King property S. 2 E 359 feet to a poplar on a branch; thence with the said branch as the line 1,296 feet in a southeasterly direction to a poplar in or near said branch; thence with the line of property now or formerly of Mrs. Tex Holiday S. 81-30 W. 588 feet to a stake at the joint corner of Tract Nos. 2 and 3; thence with the line of Tract No. 3 N. 37-20 E. 660 feet to a stake in a branch; thence with the said branch as the line and with the lines of Tract Nos. 3, 4, and 5, 805 feet in a northerly direction to a stake in said branch and at the joint corner of Tract Nos. 1 and 2; thence with the line of Tract No. 1 N. 75-30 E. 806 feet to the point of beginning.

This is that same property conveyed by deed of Peggy Gilliam McAlister and Gerald Kelly as Co-Trustees under the last Will and Testament of Jessie Beaufort Gilliam and M. Keith Gilliam to Kimmie G. Shipman dated September 3, 1982 and recorded September 7, 1982 in Deed Volume 1173 at Page 437 in the RMC Office for Greenville County, SC.

LESS and excluded from this mortgage is that certain portion containing 10.43 acres more or less having been sold to Leslie Karen Dalton on 11-01-82 and recorded 11-04-82 in Deed Book 1176 at Page 660 in the RMC office for Greenville County, SC.

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which has the address of Route 3, Stone Drive, Belton SC 29627 Greenville County (City) (herein "Property Address"); (State and Zip Code)

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.

040-30-00733776

\$ 11,424.85

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