

FILED
GREENVILLE, CO. S. C.

SBA LOAN NO. GP-816407 10 09-COLA

JUL 23 10 24 AM '76

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

(Participation)

BOOK 1373 PAGE 456

This mortgage made and entered into this 15th day of July
19 76, by and between Charles E. Shipman

(hereinafter referred to as mortgagor) and

Bank of Travelers Rest (hereinafter referred to as
mortgagee), who maintains an office and place of business at Travelers Rest, South Carolina

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina, being shown 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 a curve at the intersection of Benson Drive and Blue Ridge Drive; thence with said curve (the chord of which is N. 53-E. 35.3 feet) to an iron pin on Blue Ridge Drive; thence with Blue Ridge Drive, S. 82-10 E. 100 feet to the point of beginning.

The property above described is the same as conveyed to Mortgagors by deed recorded in the RMC Office for Greenville County in Deed Book 976 at Page 700., on June 13, 1973.



Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated July 15, 1976, in the principal sum of \$ 10,000.00, signed by Charles E. Shipman and Frances H. Shipman in behalf of