

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 18 2 00 PM '83

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ruby Kight Shipman
DONNIE S. JANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Three Thousand Nine Hundred Sixty-Eight and No/100-----

-----Dollars (\$3,968.00) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~with interest thereon from~~

~~XXXXXX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

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, the Mortgagee's heirs, 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, on the northern side of a dirt road and being shown and designated as a 10 acre tract, more or less, on plat of property of Everett Coke Shipman, dated September 6, 1964, prepared by Terry T. Dill, RLS, and having, according to said plat, the following metes and bounds, to-wit:

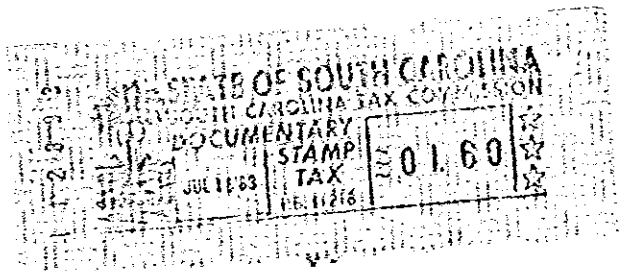
BEGINNING at an iron pin located 37 feet from the intersection of a dirt road and Freeman Bridge Road on the northerly side of said dirt road and running thence N.33-00 W. 403 feet to an iron pin; thence N.12-30 W. 217.8 feet to an iron pin; thence 71-30 E. 811 feet parallel to the boundary of the property of Frank Dunn to an iron pin; thence S.41-38 E. 209 feet to an iron pin; thence S.71-00 W. 114.2 feet to an iron pin; thence S.25-00 E. 276 feet to an iron pin; thence following the northerly edge of said aforesaid dirt road, 755 feet in a southwesterly direction to the point of beginning.

LESS, HOWEVER, a 2.05 acre tract conveyed to Frank M. Dunn, Jr. by deed recorded in the RMC Office for Greenville County in Deed Book 1038 at Page 82, a 1.02 acre tract conveyed to Cleveland Beattie Dunn recorded in said RMC Office in Deed Book 1075 at Page 316, a 1.0 acre tract conveyed to Frank M. Dunn, Jr. by deed recorded in said RMC Office in Deed Book 1083 at Page 197, a 1.0 acre tract conveyed to Frank M. Dunn, Jr. by deed recorded in said RMC Office in Deed Book 1103 at Page 370, and lot conveyed to Gary White Buchanan by deed recorded in said RMC Office in Deed Book 1148 at Page 806.

THIS is the remainder of that property conveyed to the Mortgagor herein by deed from Everett C. Shipman recorded in the RMC Office for Greenville County in Deed Book 1032 at Page 529 on March 4, 1976.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, S. C. 29690.

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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 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.