AUG 1 10 37 AH 183 State of South Carolina,

GREENVILLE County of .

## TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

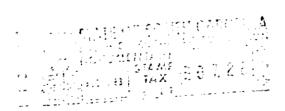
WHEREAS, I, we the said \_\_JOHN A SHIMELL, JR. AND KATHERINE B. SHIMELL called Mortgagor, in and by my, our certain note or obligation bearing even date herewith, stand indebted. firmly held and bound unto the Citizens and Southern National Bank of South Carolina, Greenville S. C., hereinafter called Mortgagee, the sum of  $\frac{$18,111.28}{}$ \_\_ plus interest as stated in the note or \_\_\_\_\_equal monthly installments commencing on the  $\frac{16}{1}$ 120 obligation, being due and payable in ... \_ 19\_83, and on the same date of each successive month thereafter. August day of \_ 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 truty paid by the Mortgagee at any before the seating 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 situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Lake Fairfield Drive and being known and designated as Lot No. 96, Section I, Lake Forest, a plat of which is recorded in the RMC Office for Greenville County in Plat Book GG at Page 17 and also the lot of land adjoining Lot No. 96 on the westerly side thereof as shown on plat of a portion of Lake Forest, Inc., made by Piedmont Engineering Service, June 26, 1954 and recorded in the RMC Office for Greenville County in Plat Book P at Page 103 and having such metes and bounds as shown thereon, reference to said plats being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Robert O. Vickery recorded in the RMC Office for Greenville County in Deed Book 1045 at Page 577 on November 3, 1976.

THE mailing addressof the Mortgagee herein is P.O. Box 1449, Greenville, SC 29602.



Together with all and singular rights, members, bereditaments, and appurtenances to the same belonging in any way incident or apportanting, 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 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 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 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 all of the rents. horsehold 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 hereinabore 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 here. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof

The Mongagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgager, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the coverants herein. This montgage shall also secure the Montgagee for any further loans, advances, readvances or credits that may be made hereafter to the Montgagee by the Montgagee so long as the total individual to the montgage for any further loans, advances, readvances or credits that may be made hereafter to the Montgagee so long as the total individual to the montgage for any further loans, advances, readvances or credits that may be made hereafter to the Montgagee so long as the total individual to the montgage for any further loans, advances, readvances or credits that may be made hereafter to the Montgagee so long as the total individual to the montgage. indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and received shall be heal by the Mortgagee, and their to all only all green unsident of the mortgage against loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby assign to the Mortgagee the Mortgagee, to the extert of the believe away on the Mortgagee to above their of the believe away on the Mortgagee to above their of the believe away on the Mortgagee to above their often. whether due or ret

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construct in lean that the construction until completion without interruption, and should it tell to do so, the Mongagee may at its option, enter upon the depair regains recessary, including the completion of any construction work underway, and charge the expenses if it such property in the completion of any construction work underway, and charge the expenses if it such property in the construction work. construction to the mortgage debt

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