John A. Shimell, Jr. and Datherine B. Shimell WHEREAS. the said our hereinafter called Mortgagor, in and by certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Eleven thousand seven hundred twenty & 36/100 Dollars (\$11,720.36), with interest thereon payable in advance from date hereof at the rate of $\frac{10.50}{2}$ % per annum; the principal of said note together with interest being due and payable in $(\frac{84}{\text{Number}})$ monthly _____ installments as follows: [Vonthly, Quarterly, Similarnual or Arnua] Sept. 15 ______, 19. 7.7., and on the same day of Beginning on ___ successive and the balance of said principal sum due and payable on the _____ day of _______, 19_____.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

the office of the Mortgagee in <u>Greenville</u>, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

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NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All that piece, parcel or lot of land, situate, lying and being near the City of Greenville, County of Greenville, State of S. C. being known and designated as Lot No. 96, Section I, Lake Forest, a plat of which is recorded in the R. M. C. Office for Greenville County, S.C. in Plat Book GG at Page 17 and also the lot of land adjoining Lot No. 96 on the westerly side thereof and having, according to a plat of a portion of Lake Forest, Inc., made by Piedmont Engineering Service, June 26, 1954 and recorded in the R.M. C. Office for Greenville County, S.C. in Plat Book P at Page 103, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Lake Fairfield Drive, joint front corner of Lots Nos. 95% 96 and running thence S. 33-54 W., 141.4 feet to a point where the joint rear corners of Lots Nos. 95 and 96 intersect the highwater line of Lake Fairfield as the line, the traverse line being N. 66-02 W. 100 feet to a point where the western side line of Lot No. 96 intersects the highwater line of Lake Fairfield; thence with the creek as the line, the traverse line being N. 0-38 W., 152.9 feet to a point; thence continuing with the creek as the line, N. 45-13 W., 177.1 feet to a 12-foot drainage easement; thence along said 12 foot drainage easement, N. 58-43 E., 51.5 feet to an iron pin on Lake Fairfield Drive; thence along Lake Fairfield Drive as follows: S. 34-15 E., 61.4 feet; S. 39-33 E., 62.3 feet; S. 56-06 E., 106.4 feet and S. 56-06 E., 124.2 feet to an iron pin, the point of beginning.

Katherine B. Shimell from Robert O. Vickery recorded in Book 1045 of Deeds page 577, 11-3-76.

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