LAW OFFICES OF LATHAN, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA OF S. C.

MORTGAGE OF REAL ESTATE

... PH 18

200x 1570 FASE 101

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

RSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

AMOUNT FINANCED - \$3,382.58

WHEREAS, Jerry D. Shipman and Maxine C. Shipman

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

as provided for in Promissory Note executed of even date herewith.

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:

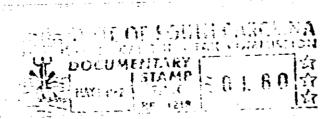
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville. State of South Carolina, containing 2.20 acres and a Drive as shown on plat entitled "Survey for M. L. Jarrard", prepared by W. R. Williams, Jr., Engineer/Surveyor dated October, 1980, and recorded in the RMC Office for Greenville County in Plat Book 9-8 at Page 50, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Silver Circle 460 feet from the center line of Silver Shoals Road, said iron pin being the northwestern corner of Lot 51 and running thence along the line of Lot 51, S.25-56 W. 155.2 feet to an iron pin, southwestern corner of Lot 51; thence along the rear line of Lot 51, S.73-59 E. 114.8 feet to an old iron pin; thence along property now or formerly of White, S.45-00 W. 350.3 feet to an iron pin; thence along property now or formerly of Forrester, S.83-36 W. 151.1 feet to an iron pin; thence along property now or formerly of Litvack, N.04-18 W. 361.6 feet to an iron pin, joint corner with Lot 48; thence along rear line of Lot 48, N.89-41 E. 83.4 feet to an iron pin, joint rear common corner of Lots 48 and 49; thence along rear line of Lot 49, S.74-07 E. 79.9 feet to an iron pin, joint rear common corner of Lots 49 and 50; thence S.74-01 E. 120.1 feet to an iron pin at the southeastern corner of Lot 50; thence along the line of Lot 50, N.25-56 E. 155.2 feet to an iron pin on the southern side of Silver Circle at the joint front corner with Lot 50; thence along the intersection of said Drive with Silver Circle, ar arc distance of approximately 40 feet to an iron pin 460 feet from the center line of Silver Shoals Road, the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from M. L.

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



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 is 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.