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DONNIE S. WANKERSLEY
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AMERICAN FEDERAL BANK, F.S.B.
FORMERLY AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION

BY H. D. Quinn All
WITNESS Memo by Donnie S. Wankersley
THIS MORTGAGE is made this 15th day of August
1980, between the Mortgagor, Carl A. Shipman, Jr., and Rebecca R. Shipman
(herein "Borrower"), and the Mortgagee,
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing
Formerly under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON
STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Three
Hundred Fifty and no/ 100 Dollars, which indebtedness is evidenced by Borrower's note
dated August 15, 1980 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment
of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein
"Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in the County of GREENVILLE
State of South Carolina:

ALL that certain piece, parcel, or lot of land, with all improvements
thereon, situate, lying and being in the City of Greenville, Greenville
County, South Carolina, on the Northern side of Catechee Road and
being known and designated as Lot 76 of Cherokee Park as shown on a
plat thereof recorded in the R.M.C. Office for Greenville County in
Plat Book C at page 96, and having the following metes and bounds
according to a more recent plat thereof entitled "Property of Carl A.
Shipman, Jr. and Rebecca R. Shipman" dated August 5, 1980, prepared by
Carolina Surveying Co.:

BEGINNING at an iron pin on the Northern side of Catechee Road at the
joint front corner of lots 76 and 75 and running thence with the line
of lot 75, N. 14-15 W., 187 feet to an iron pin at the joint rear corner
of lots 76 and 75; thence N. 75-45 E., 60 feet to an iron pin at the
joint rear corner of lots 76 and 77; thence with the line of lot 77,
S. 14-15 E., 186 feet to an iron pin at the joint front corner of lots
76 and 77 on the Northern side of Catechee Road; thence with the
Northern side of Catechee Road S. 74-30 W., 60 feet to the point of
beginning.

For deed into Mortgagors, see deed from Wade Barber and Bobbi Strausbaugh,
dated August 15, 1980, and recorded herewith.

"In addition to and together with the monthly payments of principal and
interest under the terms of the Note secured hereby, the mortgagor
promises to pay to the mortgagee a monthly premium necessary to carry
private mortgage guaranty insurance until the principal balance reaches
80% of the original sales price or appraisal, whichever is less. The
estimated monthly premium for the first nine years will be .02% of the
original amount of the loan. The estimated monthly premium for each
year thereafter will be .01% of the original principal balance of this
loan. The mortgagee may advance this premium and collect it as part of
the debt secured by the mortgage if the mortgagor fails to pay it."

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