

203 State Park Road
Travelers Rest, S.C. 29690

MORTGAGE

THIS MORTGAGE is made this 21st day of February, 1978, between the Mortgagor, Charles E. Shipman and Frances H. Shipman (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 21, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2008

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 of that lot of land in the County of Greenville, State of South Carolina, being shown as Lot 24, on plat of Springfield, plat of which is recorded in the RMC Office for Greenville County in Plat Book XX, page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Blue Ridge Drive, at the joint front corner of Lots 24 and 25 and running thence with the line of said lots, S. 8-30 W. 190 feet; thence N. 75-03 W. 126 feet to a point on Benson Drive; thence with Benson Drive, N. 8 E. 150 feet to curve at the intersection of Benson Drive and Blue Ridge Drive; thence with said curve (the chord of which is N. 53 E.) 35.3 feet to an iron pin on Blue Ridge Drive; thence with Blue Ridge Drive, S. 82-E. 100 feet to the point of beginning.

Derivation: Linda S. Garland, Deed Book 976, page 700, recorded June 13, 1973.

This conveyance is made subject to any restriction, rights-of-way or easements that may appear of record on the recorded plat(s) or on the premises.

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which has the address of Lot 24, Benson Drive, Travelers Rest, South Carolina 29690 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

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Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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