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COUNTY

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MORTGAGE

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THIS MORTGAGE is made this 22nd day of August 19 83 between the Mortgagor, RICHARD P. BISHOP and DONNA S. BISHOP (herein "Borrower"), and the Mortgagee, AUGUST KOHN AND COMPANY, INC. a corporation organized and existing under the laws of the State of South Carolina, whose address is Post Office Box 225, Columbia, South Carolina, 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND AND NO/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2013

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, together with all improvements thereon, situate, lying and being on the northerly side of Cane Creek Court, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 87 as shown on a plat of Gray Fox Run Subdivision, Section One, dated November 6, 1973, revised March 4, 1976, prepared by C. O. Riddle, RLS, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-P at Page 16, and also being shown on plat entitled "Plot Plan for Darvin K. Shoemaker and Richard Farnsworth", dated April 22, 1983, prepared by C. O. Riddle, RLS, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 9-T at Page 90, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Cane Creek Court at the joint front corner of Lots Nos. 87 and 88 and running thence with the line of Lot No. 88, N. 41-40 W. 170 feet to an iron pin at the joint rear corner of Lots Nos. 87 and 88; thence N. 49-43 E. 201.9 feet to an iron pin; thence N. 55-44 E. 122.6 feet to an iron pin; thence S. 11-42 E. 21.7 feet to an iron pin at the joint rear corner of Lots Nos. 86 and 87; thence with the line of Lot No. 86, S. 18-20 W. 310.9 feet to an iron pin on Cane Creek Court; thence with the northerly side of Cane Creek Court, the chord of which is S. 78-20 W. 50 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Farnsworth-Shoemaker Builders, a South Carolina General Partnership, to be executed and recorded of even date herewith.

which has the address of 5 Cane Creek Court Taylors
(Street) (City)
S.C. 29687 (herein "Property Address");
(State and Zip Code)

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".

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 a declaration, 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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