

SEP 1 9 47 AM '77

DONNIE S. TANNERSLEY

MORTGAGE

1408 735

THIS MORTGAGE is made this 31st day of August, 1977, between the Mortgagor, John Michael Bishop and Lynn P. Bishop (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 (\$22,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1977 (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, 1997

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 and Spartanburg, State of South Carolina:

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, one mile north of Chick Springs on the Rutherford Road, being bounded on the east by property formerly owned by H. F. Payne, on the south by Ford Bishop lot, on the west by said road, and on the north by lot of Robinson, and more particularly described as follows:

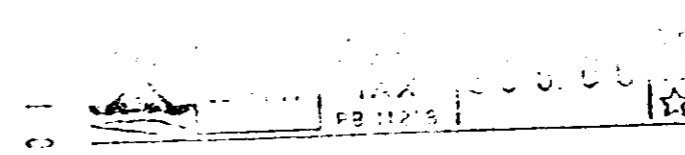
BEGINNING at a point in the center of the Rutherford Road, and running thence as the common boundary with the Ford Bishop lot S. 77-45 E. 376 feet to an iron pin on the said H. F. Payne line; thence with the Payne line N. 18-00 E. 236.5 feet to another iron pin on Payne line, joint corner of Robinson property; thence dividing these lots N. 82-40 W. 427.8 feet to corner of said road; thence S. 5-00 W. 200 feet down center of said road to the beginning point, containing 2 acres, more or less.

This being the same property conveyed to mortgagors by deed of Lola S. Phillips dated August , 1977, to be recorded herewith.

ALSO: All that parcel or lot of land in Beech Springs Township, of Spartanburg County, South Carolina, near the City of Greer and east therefrom, designated as Lot No. 19 on a plat of property made for Sue Payne Bishop by H. S. Brockman, Surveyor, dated July 26, 1946, said lot lying on the east side of Elmer Street and having the following courses and distances:

BEGINNING on a stake at the rear corner of Lot No. 1 on Elmer Street, and runs thence with said street S. 43.28 E. 173 feet to juncture of Elmer and an unnamed street; thence with the unnamed street N. 77.55 E. 48 feet to the corner of Lot No. 18; thence with the line of Lot No. 18, N. 16.18 W. 150 feet to corner of Lots Nos. 2 and 3; thence S. 77.55 W. 123 feet to the beginning corner.

This being the same property conveyed to John Michael Bishop by deed of B. Frank Bishop dated September 18, 1974, and recorded September 24, 1974, in Deed Book 42-G at page 724, R.M.C. Office for Spartanburg County.



which has the address of Elmer Street, Greer, S. C. 29651 and Route 6, Rutherford Road, Greer, S. C. 29651 (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."

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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