

Mortgagee's address: Route 6, Highway 86, Piedmont, S. C., 29673

1544 777

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUN 15 1981

WASLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TIMOTHY M. LANGER AND DEBRA M. LANGER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
BISHOP BUILDERS, INC.,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

--Nine Thousand Seven Hundred and No/100 ----- Dollars \$ 9,700.00) due and payable
in three annual installments as follows: 1st installment due June 15, 1982, in the amount
of \$3,233.33 plus interest; 2nd due June 15, 1983 in the amount of \$3,233.33 plus interest;
3rd and final payment due June 15, 1984, in the amount of \$3,233.34 plus interest;

with interest thereon from date at the rate of 12% ----- per centum per annum, to be paid annually.

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, its 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 Greenville, Town of Simpsonville, being shown and designated as Lot 53 on plat of Wemberly Way as prepared by Campbell & Clarkson, Surveyors, dated June 17, 1974, and recorded in the RMC Office for Greenville County in Plat Book 7C, at Page 39, and having, according to said plat, such metes and bounds as appear thereon.

This being the same property conveyed to the Mortgagors herein by deed of the Mortgagee herein dated June 15, 1981, and to be recorded of even date herewith.

It is agreed and understood that this mortgage shall be second and junior in lien to that certain mortgage given to United Federal Savings and Loan Association dated June 15, 1981, and to be recorded of even date herewith.

This mortgage may be prepaid without penalty.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
\$ 93.88

400 8 21991801

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 it 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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