

OFFICE OF THE REGISTER OF DEEDS
COLUMBIA, SOUTH CAROLINA
MARCH 28 1980
RECORDED BY ASLEY

MORTGAGE

THIS MORTGAGE is made this 28th day of March 19 80, between the Mortgagor, E. H. BISHOP, JR. and LOUISE K. BISHOP (formerly LOUISE K. BALSER) (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing 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 SIXTY-SEVEN THOUSAND AND NO/100 (\$67,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 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 April 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 Greenville County, S.C., at the intersection of Edwards Mill Road and East Indian Trail, being shown and designated as Lot No. 60 on plat of SEVEN OAKS recorded in the RMC Office for Greenville County, S.C., in Plats Book 4-R, at Page 6, and having such metes and bounds as shown on said plat.

This being the identical property conveyed to E. H. Bishop, Jr. and Louise K. Balsler by deed of Harry Lee Wood, Jr. and Gretchen Wood, dated September 11, 1978, and recorded in the RMC Office for Greenville County, S.C., in Deeds Book 1088, at Page 41.

which has the address of One East Indian Trail, Taylors, S. C. 29687 (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.

0277

4328 RV-2

0380 11 29 80