

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1229 PAGE 183

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, we, Raymond W. Bishop and Elaine R. Bishop,

hereinafter referred to as Mortgagor, is well and truly indebted unto Milton Trotter

(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 Seven Thousand, Four Hundred and Thirty-one & 92/100--

Dollars (\$ 7,431.92) due and payable

in equal monthly installments of Eighty-five (\$85.00) Dollars each, including interest, the first installment to be due on the first day of May, 1972, and a like installment to become due on the first day and each and every month thereafter until this indebtedness plus interest has been paid in full.

with interest thereon from date at the rate of SIX per centum per annum, to be paid:

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, being known and designated as Lot No. 15 on plat of property of Paris Mountain Gardens, recorded in the RMC Office for Greenville County in Plat Book EE at page 7, and having according to a survey by R. W. Dalton the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Coleman Court, the joint front corner of Lots Nos. 14 and 15, and running thence with the joint line of said lots, N. 26-03 E. 125 feet to an iron pin, the rear corner of Lots Nos. 10 and 14, and Childers property, and running thence with the line of said Childers property S. 63-57 E. 85 feet to an iron pin, corner of Lot No. 16; thence with the line of said lot, S. 26-03 W. 125 feet to an iron pin on the northeast side of Coleman Court; thence with the northeast side of said street, N. 63-57 W. 85 feet to the beginning corner.

This is a purchase money mortgage.

It is further agreed by the mortgagors herein to carry insurance on the dwelling on said property, with the mortgagee being shown thereon as mortgagee, in an amount sufficient to pay the unpaid balance of this indebtedness. The cost of this insurance as well as the taxes on said property is to be paid by the mortgagors in addition to and not as a part of the regular monthly installment due on this indebtedness.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.