



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
Mortgage Deed - South Carolina - Jim Walter Homes, Inc.

WHEREAS, Kenneth W. Bishop and Ina M. Bishop  
hereinafter called the Mortgagor, are well and truly indebted to JIM WALTER  
HOMES, Inc., hereinafter called the Mortgagee, in the full and just sum of Sixty Five Thousand Four  
Hundred Twenty Four And No/100 Dollars, (\$65,424.00)  
evidenced by a certain promissory note in writing of even date herewith, which note is made a part hereof and herein incorporated by reference,  
payable in 240 monthly installments of Two Hundred Seventy Two And No/100 Dollars (\$272.00) each, the  
first installment being due and payable on or before the 5<sup>TH</sup> day of September, 1983,  
and said Mortgagor having further promised and agreed to pay ten per cent (10%) of the whole amount due for attorney's fee, if said note be collected by attorney or through  
legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the  
payment thereof, according to the terms and tenor of said note, and also in consideration of THREE (\$3.00) DOLLARS to them in hand well  
and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold  
and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee, all that tract or lot of land lying, being and situated  
in Greenville County, State of South Carolina and described as follows, to-wit:

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina,  
on South Carolina Highway 93 (Noe Road) and being known and designated as Lot 7 on plat  
entitled "Property of W.H. ALFORD" which is recorded in the RMC Office for Greenville County  
in Plat Book "BBB" at Page 183 and having according to said plat the following metes and  
bounds, to-wit: BEGINNING at an iron pin in the center of Hwy. 93, 977 feet, more or less,  
northeast of the joint front corner of Tract L and property now or formerly of Fowler, and  
running thence N. 46-06 W. 300 feet to an iron pin; thence running N. 53-44 E. 385 feet to  
an iron pin; thence running S. 28-50 E. 300 feet to an iron pin in the center of Hwy. 93;  
thence running along the center of said Hwy. 93 S. 61-10 W. 70 feet to an iron pin; thence  
S. 57-04 W. 100 feet to an iron pin; thence still with the center of said Hwy. 93 S. 45-53 E.  
100 feet to THE POINT OF BEGINNING.

The within said Lot No. 7 is the same property as conveyed August 29, 1980 to aforesaid  
Mortgagor (s) by Deed of Amos E. Jones; said Deed having been recorded in The RMC Office for  
Greenville County South Carolina, September 2, 1980, Deed Book 1132, Page 450.

TOGETHER WITH all and singular the ways, easements, riparian and other rights, and all tenements, hereditaments and appurtenances there-  
unto belonging or in anywise appertaining, and all buildings, structures and other improvements now on said land or that hereafter may be erected  
or placed thereon, and all fixtures attached thereto and all rents, income, issues and profits accruing and to accrue therefrom.

TO HAVE AND TO HOLD the above described property unto Mortgagee, his heirs, successors, and assigns forever.  
Mortgagor hereby covenants with Mortgagee that Mortgagor is indetensibly seized with the absolute and fee simple title to said property, that  
Mortgagor has full power and lawful authority to sell, convey, assign, transfer and mortgage the same; that it shall be lawful for Mortgagee at  
any time hereafter peaceably and quietly to enter upon, have, hold and enjoy said property and every part thereof; that said property is free and  
discharged from all liens, encumbrances and claims of every kind, including all taxes and assessments; that Mortgagor will, at his own expense, make  
such other and further instruments and assurances to vest absolute and fee simple title to said property in Mortgagee that may be requested by  
Mortgagee; and that Mortgagor will, and his heirs, legal representatives and successors shall, warrant and defend the title to said property unto  
Mortgagee against the lawful claims and demands of all persons whomsoever.

PROVIDED ALWAYS, and these presents are upon these express conditions, that if the said Mortgagor shall promptly, well and truly pay to  
the Mortgagee the said debt or sum of money aforesaid, according to the true intent and tenor of said note, and until full payment thereof, or any  
extensions or renewals thereof in whole or in part, and payment of all other indebtedness or liability that may become due and owing hereunder  
and secured hereby, shall faithfully and promptly comply with and perform each and every other covenant and provision herein on the part of  
the Mortgagor to be complied with and performed, then this deed of bargain and sale shall cease, determine, and be utterly void; otherwise to  
remain in full force and virtue.

And Mortgagor hereby covenants as follows:  
To keep the buildings, structures and other improvements now or hereafter erected or placed on the premises insured in an amount not less than the actual cash value of  
the house or the unpaid balance of the cash price against all loss or damage by fire, windstorm, tornado and water damage, as may be required by the Mortgagee, with loss, if  
any, payable to the Mortgagee as his interest may appear; to deposit with the Mortgagee policies with standard mortgagee clause, without contribution, evidencing such in-  
surance; to keep said premises and all improvements thereon in first class condition and repair. In case of loss, Mortgagee is hereby authorized to adjust and settle any claim  
under any such policy and Mortgagee is authorized to collect and receipt for any such insurance money and to apply the same, at Mortgagee's option, in reduction of the in-  
debtedness hereby secured, whether due or not, or to allow Mortgagor to use such insurance money, or any part thereof, in repairing the damage or restoring the improve-  
ments or other property without affecting the lien hereof for the full amount secured hereby.

It is further covenanted that Mortgagee may (but shall not be obligated so to do) advance moneys that should have been paid by Mortgagor  
hereunder in order to protect the lien or security hereof, and Mortgagor agrees without demand to forthwith repay such moneys, which amount shall  
bear interest from the date so advanced until paid at the rate of six per cent (6%) per annum and shall be considered as so much additional  
indebtedness secured hereby; but no payment by Mortgagee of any such moneys shall be deemed a waiver of Mortgagee's right to declare the  
principal sum due hereunder by reason of the default or violation of Mortgagor in any of his covenants hereunder.

Mortgagor further covenants that granting any extension or extensions of the time payment of any part or all of the total indebtedness or  
liability secured hereby, or taking other or additional security for payment thereof, shall not affect this mortgage or the rights of Mortgagee here-  
under, or operate as a release from any liability upon any part of the indebtedness hereby secured, under any covenant herein contained.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
JUN 14 83  
STAMP  
TAX  
26.20  
FORM JW 279 (Rev. 9/8)

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