

MORTGAGE

GREENVILLE, S.C.

MAY 22 9 31 AM '84

THIS MORTGAGE is made this 17th day of May 1984 between the Mortgagor, Eleanor S. Bishop (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

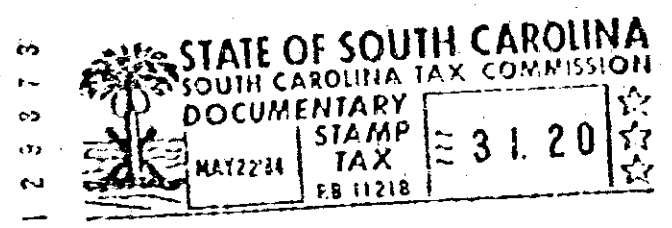
WHEREAS Borrower is indebted to Lender in the principal sum of Seventy-eight Thousand and no/100 (\$78,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014,

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 situate, lying, and being in the State of South Carolina, County of Greenville, on the southern side of Kingsridge Drive near the City of Greenville, being known and designated as all of Lot No. 14 and a portion of Lot No. 15 as shown on a plat of BOTANY WOODS recorded in the RMC Office for Greenville County in Plat Book YY at Page 173 and a more recent plat recorded in said RMC Office in Plat Book KKK at Page 137 and having, according to a survey prepared by Freeland & Associates dated May 16, 1984, for Eleanor S. Bishop, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Kingsridge Drive at the joint front corner of Lots No. 14 and 13 and running thence S. 22-44 E. 276.2 feet to an iron pin; thence S. 72-39 W. 68.4 feet to an iron pin; thence N. 29-32 W. 269.6 feet to an iron pin on Kingsridge Drive; thence along said Drive, the chord of which is N. 66-11 E. 100 feet, to an iron pin, point of beginning.

This being the same property conveyed to Eugene H. Bishop, Jr., and Eleanor S. Bishop by deed of Mary H. Kaufman dated June 6, 1978, recorded on June 13, 1978, in Deed Book 1080 at Page 990. Eugene H. Bishop, Jr., conveyed his one-half interest in said property to Eleanor S. Bishop, the above-named mortgagor, by deed dated May 15, 1984, recorded simultaneously herewith.



70008 MAY 18 1984

which has the address of 6 Kingsridge Drive Greenville SC 29615 (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.

0753

74328-112