

GREEN FILED
DEC 31 4 15 PM '80
SOUTH CAROLINA
WEMBERLY

Closing Date: December 30, 1980
(Date instrument Delivered) 74 1528 899

MORTGAGE
RENEGOTIABLE RATE NOTE
(See Rider Attached)

BOOK 1528 PAGE 899

THIS MORTGAGE is made this 30 day of December 1980, between the Mortgagor, Bishop Builders, Inc. (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

"NOTE" includes all Renewals and Amendments of the Note dated December 30, 1980. WHEREAS Borrower is indebted to Lender in the principal sum of Forty Seven Thousand Two Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 1980 (herein "Note"), providing for monthly installments of principal and interest, corner of said lots on Wemberly Drive; thence with the edge of said Drive S. 3-10 W., 20 feet to an iron pin; thence still with the edge of said Drive S. 7-29 E., 80 feet to an iron pin, the point of beginning.

This is the identical property as conveyed to the mortgagor by deed of Tri-Co Investments, Inc. to be recorded on even date herewith.

mail set written by Bob in
36212 25th
June
Richard C. Power Vice President
Edward J. [unclear]
James [unclear]

NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND April 1, 2011. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS MORTGAGE AS AN EXHIBIT.

which has the address of Lot 53, Wemberly Drive, Wemberly Way, Simpsonville, South Carolina, 29681 (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, sell 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 a declaration, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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