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1509 REG 609

UNIFORM MORTGAGE

THIS MORTGAGE is made this 30th day of July, 1980, between the Mortgagor, Joseph Donnie Bishop, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Seven Thousand and No/100ths (\$7,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 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 August 1, 1990;

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, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 12-B as shown on a plat of the property of W. L. King prepared by Jones Engineering Service dated February 15, 1977 which plat is recorded in the RMC Office for Greenville County in Plat Book 6-B, page 88, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of school house property; thence with the line of H. E. Townes, North 64-30 East 855.5 feet to maple on branch; thence with the branch as the line, South 42 East 175 feet; thence South 62-40 East 117 feet; thence South 61-30 West 811.5 feet to center of New Cut Road; thence with center of road, North 59-33 West 359.3 feet to the beginning corner.

Being that same property conveyed to the mortgagor herein by deed of W. L. King dated April 21, 1977, recorded April 26, 1977, in Deed Book 1055, at page 351 in the RMC Office for Greenville County, South Carolina.

This mortgage is junior that mortgage of Joseph Donnie Bishop to First Federal Savings and Loan Association, recorded in Book 1401, at page 495, in the RMC Office for Greenville County, South Carolina.

which has the address of #1 Juanita Ct. Greenville, South Carolina 29611 (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.

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