

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 15 day of September 1976, between the Mortgagor, James H. Sightler, Harold B. Sightler and Helen V. Sightler (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December First, 2001

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 Spartanburg, State of South Carolina: on the east side of Leonard Road, about four miles southwest of Greer, containing 18.18 acres, more or less, as shown on a survey entitled "Property of Joseph H. Leonard" dated August 12, 1975, by Carolina Surveying Company, to be recorded in RMC Office, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old nail in center of Leonard Road (iron pin back at 18 feet), said point being approximately two miles south of S.C. Highway No. 14 and running thence S. 79 E. 774 feet to an old iron pin, corner with B.P. Dillard; thence continuing Dillard line, S. 6-20 W. 435 feet to old iron pin; thence S. 69-E. 720 feet to an old iron pin, corner of Dillard and Smith; thence with Smith line S. 2-20 E. 283 feet to an iron pin, corner with other property of Joseph H. Leonard; thence with Leonard line N. 73-05 W. 1066 feet to an iron pin; thence N. 84-02 W. 193 feet to an iron pin; thence S. 86-18 W. 217 feet to an old nail in center of Leonard Road (iron pin back at 35 feet); thence with center of Leonard Road as line, N. 0-46 E. 500 feet to a nail; thence N. 2-51 E. 313 feet to the point of beginning.

This is that same property conveyed to James H. Sightler by deed of Joseph H. Leonard recorded in RMC Office Dec. 11, 1975 in Deed Book 43-J page 49, and being subject to all easements, restrictions, rights of way, roadways and zoning ordinances of record, on the recorded plats or on premises.

AND ALSO, all that Piece, parcel and lot of land, located in Chick Springs Township, County of Greenville, State of South Carolina, known and designated as LOT NO. 1 on Plat of the property of W.M. Edwards made by Dalton & Neves in May, 1950, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of Elaine Ave. and Lee Road, said point being in the center of the Lee Road, and running thence with the western side of Elaine Ave., S. 16-12 E. 325 feet to an iron pin, corner of Lot No. 2; thence with the line of Lot No. 2, S. 73-48 W. 80.5 feet to an iron pin in the line of Lot No. 50; thence with the line of Lot No. 50, N. 33-31 W. 336.5 feet to iron pin in center of road; thence with the center of Lee Road, N. 72-50 E. 39 feet to an iron pin at bend; thence continuing with center of said Lee Road, N. 72-33 E. 135 feet to the beginning.

This being that same property conveyed to Harold B. & Helen V. Sightler by W.M. Edwards recorded in RMC Office March 30, 1951 in Deed Book 431 page 489, subject to all easements, restrictions, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

which has the address of Leonard Road, Route 5, Greer, S.C. 29651 E. Lee Road, Taylors, S.C., 29687 (herein "Property Address"); (State and Zip Code) (Street) (City)



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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