

FILED
GREENVILLE CO. S. C.
MAR 27 8 44 AM '78
MORTGAGE

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

RECORDED
MAR 14 1978
SPARTANBURG

DONNIE S. TANKERSLEY
THIS MORTGAGE is made this 13th day of March 1978, between the Mortgagor, James H. & Jean Sightler & Harold B. & 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 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of --One Hundred Eight Thousand and NO/100-- Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2003.

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 4 miles southwest of Greer containing 18.18 acres, more or less, as shown on a survey entitled "Property of Joseph H. Leonard" dated Aug. 12, 1975, by Carolina Surveyors Co., 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 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 point of beginning.

This is that same property conveyed to Jean Sightler by deed of James H. Sightler recorded in RMC Office on 18 day of Oct., 1976, in Deed Book 44-C page 240.

AND ALSO, all those pieces, parcels and lots of land, located in Chick Springs Township, Greenville County, with improvements thereon, known and designated as LOT NO. 1 and LOT NO. 2 on plat of property of W.M. Edwards made by Dalton & Neves, in May, 1950, and recorded in the RMC Office for Greenville County in Plat Book AA page 88, reference to said plat hereby pleaded for a more complete and accurate description as to metes and bounds, courses and distances,

All properties subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

The lots are the same conveyed to Harold B. and Helen V. Sightler by deeds of W. M. Edwards, recorded in RMC Office on March 30, 1951 and October 2, 1951 in Deed Book 431 page 489 and Deed Book 443 page 16, respectively.

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

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 seised 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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