

MORTGAGE

1430 890

THIS MORTGAGE is made this 27th day of December 1978 between the Mortgagor, Beth L. Hipp and Michael Kip Sieber (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand and No/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 27, 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 January 1, 2009

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 _____ State of South Carolina:

ALL that certain piece, parcel or tract of land together with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, containing 2.94 acres, more or less, as shown on plat entitled "Property of Michael K. Sieber and Beth L. Hipp", dated December 14, 1978, prepared by W. R. Williams, Jr., Surveyor, recorded in the Greenville County R.M.C. Office in Plat Book 24 at Page 41, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an old nail and cap in the center of Pleasant Hill Road (said point being 4,200 feet, more or less, from the intersection of Pleasant Hill Road and Glassy Mountain Road) and running thence along the center of Pleasant Hill Road N. 65-36 E., 120.1 feet to a point; thence N. 69-54 E., 119.8 feet to an old nail and cap at the joint corner of the within tract and property now or formerly of Sudduth and running thence S. 21-30 E., 429.6 feet to an old iron pin; thence S. 46-49 W., 275.8 feet to an old iron pin on or near a branch at the joint corner of the within tract and property now or formerly of Peace; thence running with said branch, the centerline of which is the property line, the following traverses and distances; N. 29-33 W., 127.3 feet; N. 25-56 W., 81.5 feet and N. 15-09 W., 107.6 feet; thence N. 12-58 W., 216.8 feet to an old nail and cap in the center of Pleasant Hill Road, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Michael T. and Sandra K. Peace recorded in the Greenville County R.M.C. Office in Deed Book 1094 at Page 311 on the 21st day of December, 1978.

which has the address of _____ (State and Zip Code) (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.