

Mortgagee's Address: P.O. Box 937, Greenville, S. C. 29602

1507-598

NOV 23 AM '80
SHERSLEY

MORTGAGE

THIS MORTGAGE is made this 14th day of July, 1980, between the Mortgagor, Michael K. Sieber and Beth H. 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 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred, Sixteen Thousand and No/100 (\$116,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 14, 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, 2010

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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Bridgewater Drive, as shown on a plat of survey prepared by W. R. Williams, Jr., Surveyor, dated June 10, 1980, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 8A, Page 50, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an old iron pin on the northwestern side of Bridgewater Drive at the joint front corner of Lots 306 and 307 and running with Bridgewater Drive, S. 43-18 W. 130 feet to a nail and cap at the joint front corner of Lots 305 and 306; thence with the line of Lots 305 and 306, N. 46-42 W. 178.4 feet to an iron pin; thence N. 47-08 W. 42.9 feet to a point; thence N. 42-52 E. 10 feet to a point; thence N. 47-08 W. 10 feet to a point; thence S. 42-52 W. 10 feet to a point; thence N. 47-08 W. 147.1 feet to an iron pin on Yorkshire Drive; thence with Yorkshire Drive, N. 42-52 E. 130 feet to an iron pin; thence S. 47-08 E. 200 feet to an old iron pin at the joint rear corner of Lots 306 and 307; thence with the line of Lots 306 and 307, S. 46-42 E. 179.4 feet to the point of beginning.

This being the same property to Michael K. and Beth H. Sieber by deed from Thomas P. Hartness, Jr. and Prudy Jo Hartness recorded in Deed Book 1129 at page 47 of even date.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
1980 OCT 14 AM 10:00
1224

which has the address of 305 Bridgewater Drive, Botany Woods Greenville South Carolina 29615 (herein "Property Address");
(Street) (City)
(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 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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