

REC'D  
MAY 12 8 00 AM '82  
S.C.  
1569 571  
SUN. W. RUSLEY  
**MORTGAGE**

THIS MORTGAGE is made this 4th day of May, 1983, between the Mortgagor, Robert L. Siddens and Jacquilyn H. Siddens, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Thirty-two thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 4, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 Greenville, State of South Carolina.

ALL that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the southwesterly side of Old Mill Court, being shown and designated as Lot No. 30, on plat of Old Mill Estates, Section I, recorded in the RMC Office for Greenville County, S.C., in Plat Book "000" at page 159, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwesterly side of Old Mill Court, joint front corner of Lots Nos. 28 and 30, and running thence with the joint line of said lots, S 36-12 W, 259.5 feet to a creek; thence with the center of said creek as the line, the traverse line of which is S 55-04 E, 106 feet to the joint rear corner of Lots Nos. 30 and 31; thence with the joint line of said lots, N 29-13 E 186.6 feet to an iron pin on Old Mill Court; thence with the southwesterly side of Old Mill Court, N 13-00 W, 110 feet to the point of beginning.

DERIVATION: Deed of Philip W. Jones and Faye B. Jones recorded May 6, 1982 in Deed Book 1166 at page 506.

This property was conveyed to mortgagor subject to restrictions recorded in Deed Book 965 at Page 221 in the RMC Office for Greenville County and was also conveyed subject to a 25 foot sanitary sewer right of way and a drainage easement as shown on a composite plat of Old Mill Estates made by Piedmont Engineers and Architects dated June 15, 1972, and to all other restrictions, zoning ordinances, rights of way and easements of record and on the ground which affect said property. Said sewer right of way also appears on plat of Robert L. Siddens and Jacquilyn H. Siddens prepared by Freeland and Associates dated May 3, 1982 of Lot 30, Old Mill Estates, Section I, which has the address of 10 Old Mill Court, Taylors, SC 29687

(Street) (City)  
(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.