

FILED  
GREENVILLE S.C.  
AUG 29 11 03 AM '83

# MORTGAGE

THIS MORTGAGE is made this 25th day of August 1983 between the Mortgagor, RICHARD O. PIEPENBRING and MARY B. PIEPENBRING (herein "Borrower"), and the Mortgagee, THE PALMETTO BANK, a corporation organized and existing under the laws of the state of South Carolina, whose address is 470 Haywood Road Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six Thousand and no/100 (\$46,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2013

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, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the northern side of Manassas Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 97 on plat of Powderhorn, Section 3, prepared by C. O. Riddle, R.L.S., dated February 19, 1979, recorded in Plat Book 7-C at Page 4 and as more fully shown on a plat entitled "Property of Richard O. Piepenbring and Mary B. Piepenbring" prepared by Carolina Surveying Co., R. B. Bruce, R.L.S. dated August 24, 1983 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an old iron pin on the northern side of Manassas Drive at the joint front corner of Lots 96 and 97 and running thence along the northern side of Manassas Drive N. 53-57 W. 95.5 feet to an old iron pin on the cul-de-sac of Manassas Drive; thence along said cul-de-sac N. 12-42 W. 29.94 feet to an old iron pin at the joint front corner of Lots 97 and 98; thence along the common line of said lots N. 64-31 E. 119.6 feet to an old iron pin at the joint rear corner of said lots; thence S. 53-57 E. 61.01 feet to an old iron pin at the joint rear corner of Lots 96 and 97; thence along the common line of said lots S. 36-03 W. 125.1 feet to an old iron pin at the joint front corner of said lots, the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This being the same property conveyed to the Mortgagors Richard O. Piepenbring and Mary B. Piepenbring by deed of Mark R. Basanda and Marsha T. Basanda and to be recorded.

which has the address of 106 Manassas Drive Simpsonville, South Carolina 29681 (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.

SOUTH CAROLINA  
DOCUMENTARY STAMP TAX  
18.40  
AUG 29 1983

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