

FILED GREENVILLE CO. S. C. GREENVILLE MORTGAGE

MAR 1 11 15 AM '83

1596 157 1310 129

THIS MORTGAGE is made this 28th day of February 1983, between R.M.C. Mortgagor, Michael Steven Sipe and Deborah Kay G. Sipe (herein "Borrower"), and the Mortgagee, Wachovia Mortgage Company, a corporation organized and existing under the laws of North Carolina whose address is Winston-Salem, North Carolina (herein "Lender").

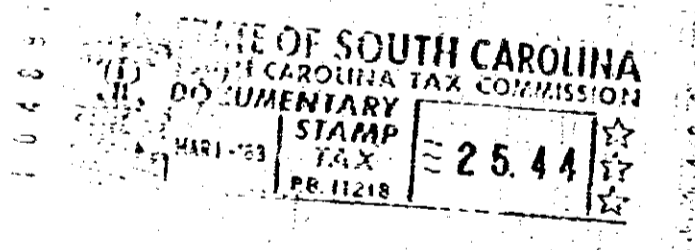
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-three Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1998

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a portion of Lot No. 2, Block M. Section 6 on plat of EAST HIGHLANDS ESTATES recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book O, at page 108, and being more particularly described on plat prepared by Dalton & Neves Co., Engineers, dated February 1983 entitled "Property of Michael Steven Sipe and Deborah Kay G. Sipe" recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-N at page 73, reference to the latter plat being made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagors by Steven Edward Perone and Suzanne Friddle Perone (formerly Suzanne Friddle) by deed of even date, recorded herewith.

This mortgage is re-recorded for the purpose of recording rider to instrument.



which has the address of 15 Wuika Avenue Greenville, S. C. 29615 (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 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.

Vertical stamp on the right margin, possibly containing the number 1310.

Vertical stamp on the right margin, possibly containing the number 4328-11-23.