

REC-100 S.C.
AUG 23 11 10 AM '83
DONNIE R.M.C. MOLEY

MORTGAGE

1022 100

THIS MORTGAGE is made this 19th day of August 1983 between the Mortgagor, E. Stephen Sirbaugh and Ann W. Sirbaugh (herein "Borrower"), and the Mortgagee, FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 210 South Limestone Street -- Gaffney, South Carolina 29340 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Five thousand and No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 19, 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 August 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 tract of land in the County of Greenville, State of South Carolina, being known and designated as Lot 38 on plat of property of Northwood, Section III, prepared by Piedmont Surveyors on May 26, 1983 and recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 90 and having, according to said plat, metes and bounds as shown thereon.

This being the same property acquired by the Mortgagors by deed of Balentine Brothers Builders, Inc. of even date to be recorded herewith.

which has the address of 203 Bendingswoods Circle, Taylors, South Carolina 29687 (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 the exceptions, encumbrances or restrictions listed in a schedule of exceptions to coverage in any title insurance policy covering Lender's interest in the Property.

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