

REFILED
MAY 17 3 56 PM '83
DONNIE S. HUNTER
R.M.C. OFFICE

MORTGAGE

THIS MORTGAGE is made this 18th day of April, 1983, between the Mortgagor, Larry Joe Seigler and Patricia G. Seigler (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 U.S. \$ 15,065.04 which indebtedness is evidenced by Borrower's note dated April 18, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on May 15, 1988.

TO SECURE to Lender 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, 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:

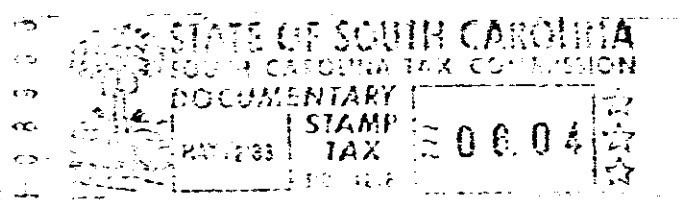
~~ALL OF THAT LOT OF LAND IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING SHOWN AS LOT NO. 59 ON PLAT OF SPRINGFIELD RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK BBB, AT PAGE 14, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:~~

ALL of that lot of land in the County of Greenville, State of South Carolina, being shown as Lot No. 59 on plat of Springfield recorded in the R. M. C. Office for Greenville County in Plat Book BBB, at page 14, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Morgan Avenue at the joint front corner of Lots 59 and 60, and running thence with the line of said lots, N. 6 - 40 E. 177 feet to an iron pin; thence N. 69 - 15 W. 127.8 feet to a point on Benson Drive; thence with Benson Drive, S. 22 - 15 W. 140.2 feet to curve at the intersection of Benson Drive and Morgan Avenue; thence with said curve (the chord of which is S. 22 - 45 E. 35.3 feet to a point on Morgan Avenue); thence with Morgan Avenue, S. 67 - 45 E. 150 feet to the point of beginning and being the same conveyed to us in Deed Book 870, at page 162.

The above described property is subject to restrictive covenants and easements as may appear on the records of the Greenville County Court House.

Being the same property herein conveyed to Larry Joe Seigler and Patricia G. Seigler by deed of Woodrow W. Fowler and Lucille H. Fowler said Deed being dated August 18, 1972 and recorded in the office of the RMC for Greenville County in Deed book 952 at page 436.



which has the address of Lot 59, Morgan Ave., "Springfield" Travelers Rest South Carolina 29690 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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