

FILED
GREENVILLE S.C.

BOOK 1611 PAGE 593

MORTGAGEE'S ADDRESS:

500 East Washington Street
Greenville, S.C. 29601

JUN 15 3 55 PM '83
DONNIE R. SILEY
R.M.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

STEVEN F. SIPE and DEBRA K. SIPE

in the State aforesaid, hereinafter called the Mortgagor, sends greetings.

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, Greenville, S.C.

WHEREAS, the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Ten Thousand and No/100----- (\$ 10,000.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the 1st day of July, 1993; which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof; and,

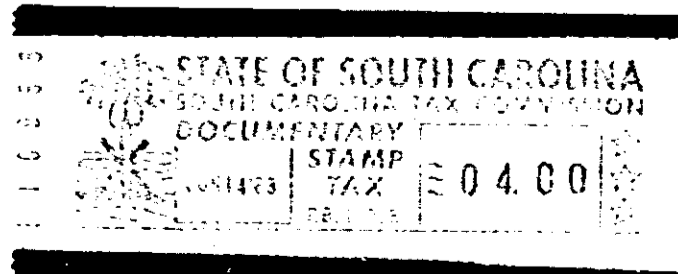
WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina, according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Security Federal Savings and Loan Association of South Carolina, its successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, on the south side of Lee Road, being a part of the Estate of J. W. Ballenger and being more particularly described as follows:

BEGINNING at a street, Flamingo Drive, on the south side of Lee Road, at a point 98 feet from the intersection of said Lee Road and said street, and running thence with the south side of Lee Road S. 74-13 E. 98 feet to the intersection of Lee Road and Flamingo Drive; thence along the western side of Flamingo Drive S. 19-00 W. 350 feet to a stake; thence N. 74-30 W. 88 feet to a stake; thence along a straight line 350.2 feet to a point on Lee Road, the beginning corner.

This being the same property conveyed to the Mortgagors by deed of Jacob L. Kerberskey and Mary Kerberskey dated August 1, 1978, and recorded August 4, 1978, in the RMC Office for Greenville County, S.C., in Deed Book 1084 at Page 710.



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