

PREPARED BY: Richard A. Gantt, Attorney at Law, 910 E. Washington St., Greenville, SC 29601

The Rider to the Mortgage which is attached hereto and executed on the same day is hereby incorporated into the Mortgage. The Rider shall amend and supplement the covenants and agreements of the Mortgage as if the Rider was a part thereof.

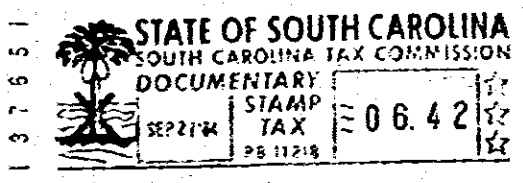
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GREENVILLE CO. S.C.
SEP 27 9 11 AM '84
DINWIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 26 1984. The mortgagor is Rick Benjamin Sipe & Kay Hearn Sipe ("Borrower"). This Security Instrument is given to Bankers Life Company, which is organized and existing under the laws of Iowa, and whose address is 711 High Street, Polk County, Des Moines, Iowa 50307 ("Lender"). Borrower owes Lender the principal sum of Twenty-one thousand three hundred fifty and 00/100 Dollars (U.S. \$ 21,350.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on October 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being on the northern side of Kay Drive, Greenville County, South Carolina, being shown and designated as Lot 99 on Plat of BELMONT HEIGHTS, Section 2, recorded in the RMC Office for Greenville County in Plat Book GG, at page 99, reference to which is hereby craved for the metes and bounds thereof.

This being the same as that conveyed to Rick Benjamin and Kay Hearn Sipe by deed of Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D. C. said deed being dated and recorded concurrently herewith.



which has the address of 19 Kay Drive Greenville South Carolina 29605 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.