

FILED FIRST FEDERAL  
GREENVILLE CO. S.C. BOX 403  
GREENVILLE, S. C. 29602

AUG 20 3 34 PM '80

BOOK 1511 PAGE 960

DONNIE S. TANKERSLEY  
R.M.C. **MORTGAGE**

THIS MORTGAGE is made this 14 day of August,  
1980, between the Mortgagor, Harry Richard Sipe & Mary Jane Sipe  
, (herein "Borrower"), and the Mortgagee, First Federal  
Savings and Loan Association, a corporation organized and existing under the laws of the United States  
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

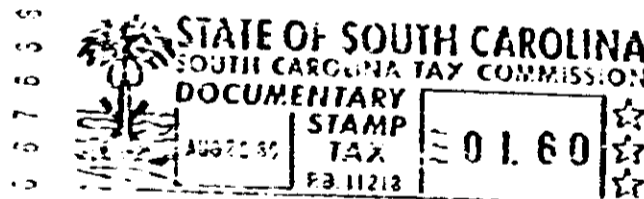
WHEREAS, Borrower is indebted to Lender in the principal sum of 4000.00  
Dollars, which indebtedness is evidenced by Borrower's  
note dated August 14, 1980, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1980

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 in the City of  
Greenville, County of Greenville, State of South Carolina, situate,  
lying and being on the northeastern side of Griffin Drive and being  
known and designated as Lot #83 on plat entitled "Map of College Heights"  
recorded in the R.M.C. Office for Greenville County in Plat Book P at  
page 75.

This being the same property conveyed to the mortgagor herein by deed of  
Cecil W. Moss, Jr. and recorded in the RMC office for Greenville County  
on August 29, 1977 in Deed Book #1065 and page #668.

This is the second mortgage and is junior in lein to that mortgage executed to  
Harry Richard Sipe and Mary Jane Sipe which is recorded in RMC office for  
Greenville County in Book #1411 and page #252.



which has the address of 107 Griffin Drive, Greenville,  
(Street) (City)  
South Carolina 29602 (herein "Property Address");  
(State and Zip Code)

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.

SOUTH CAROLINA — 1 to 4 Family—6 75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para 24)

SC10 - AUG 20 1980

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