

GREENVILLE  
JUN 15 3 09 PM '83  
DONNIE R.H.C. WILLEY

BOOK 1611 PAGE 556

# MORTGAGE

(GROWING EQUITY MORTGAGE)

The Note provides for monthly installments that are greater than the amount of a monthly installment which then would be sufficient to repay the unpaid principal balance in full in substantially equal payments of principal and interest. This reduces the unpaid principal balance that bears interest and results in full payment of the loan before it would be paid in full by equal monthly installments.

THIS MORTGAGE is made this 15th day of June 1983, between the Mortgagor, J. Phillip Southerland, Jr. and Nancy O. Southerland (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").

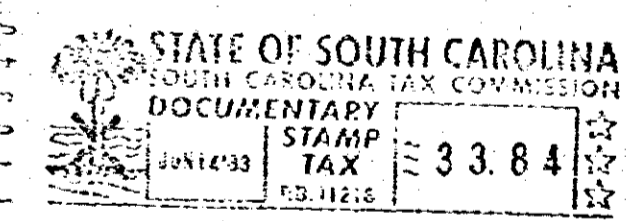
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Four Thousand Five Hundred Fifty and No/100 (\$84,550.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1998;

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 lot of land lying and being in the City of Greenville, County of Greenville, State of South Carolina being known and designated as Lot 144 and Pt. Lot 145 on a plat entitled "Cleveland Forest Lot 144 and Pt. Lot 145, Property of J. Phillip Southerland, Nancy O. Southerland" dated June 7, 1983 by Freeland and Associates and according to said plat having the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Trails End which point is 120 feet +/- from Wilderness Trail; thence running with the road N. 25-25 W. 90.0 feet to an iron pin; thence leaving said road and turning and running N. 64-35 E. 165.00 feet to an iron pin on Nicholstown Road; thence turning and running with the road S. 26-35 E. 90.0 feet to an iron pin; thence leaving said road, turning and running S. 64-35 W. 166.9 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of Joseph F. Willett, Jr. and Ann P. Willett dated June 15, 1983 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1190 at Page 299.



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which has the address of 209 Trails End Greenville, SC 29607 (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 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.

