

JUN 28 1983
DONNIE L. LESLIE

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 17th day of June 1983, between the Mortgagor, WILLIAM E. YINGLING, III AND BARBARA A. YINGLING (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").

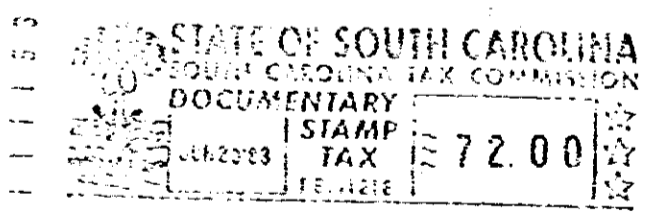
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED EIGHTY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1999.

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 1 on Plat entitled QUAIL HILL, II, recorded in the RMC Office for Greenville County in Plat Book 7C at Page 78, and having, according to a more recent survey prepared by Freeland and Associates, dated June 15, 1983, entitled "Property of William E. Yingling, III. and Barbara A. Yingling", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of East Parkins Mill, joint front corner of Lots 1 and 2 and running thence with East Parkins Mill Road, N. 52-53 E. 60.0 feet to an iron pin; thence running with said Road N. 43-28 E. 90.0 feet to an iron pin; thence with the rear line of Lots No. 1 and 22, S. 41-24 E. 283.4 feet to an iron pin; thence with the rear line of Lot 4, S. 65-10 W. 162.0 feet to an iron pin; thence with the rear line of Lots 3 and 2 N. 39-57 W. 233.83 feet to an iron pin on East Parkins Mill Road, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of W. N. Leslie, Inc. dated June 17, 1983 and recorded simultaneously herewith.



which has the address of Lot 1, East Parkins Mill Road Greenville, South Carolina 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.

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