

FILED  
GREENVILLE  
JUN 23 11 50 AM '83  
DONNA R.H.C.

**MORTGAGE**  
(GROWING EQUITY MORTGAGE)

BOOK 1612 PAGE 789

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 23rd day of June 1983, between the Mortgagor, Joseph A. Todd, Jr. and Elizabeth Ann Todd (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 Fifty Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 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, 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northwestern side of Rockwood Drive and on the southern side of Meyers Drive (formerly known as Marietta Street) in the City of Greenville, Greenville County, South Carolina being known and designated as Lot No. 32 as shown on a plat entitled ROCKWOOD PARK made by Pickell & Pickell Engineers dated August 24, 1948, revised October 5, 1948, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book S at Pages 168 and 169 and having according to a more recent survey by R. W. Dalton dated June 11, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Rockwood Drive at the joint front corner of lots nos. 32 and 33 and running thence along the line of lot 33, N. 51-34 W. 167.2 feet to an iron pin in the line of lot no. 31; thence along the line of lot no. 31, N. 44-06 E. 152.8 feet to an iron pin on the southern side of Meyers Drive; thence with the southern side of Meyers Drive S. 68-41 E. 48.7 feet to an iron pin; thence with the curve of the intersection of Meyers Drive and Rockwood Drive the chord of which is S. 15-07 E. 130.2 feet to an iron pin on the northwestern side of Rockwood Drive; thence with the northwestern side of Rockwood Drive, S. 38-26 W. 88.3 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Louis A. Seaborn, Jr. recorded June 26, 1981 in Deed Book 1150 at Page 624.

STATE OF SOUTH CAROLINA  
PROPERTY TAX COMMISSION  
COLLATERAL TAX STAMP  
TAX \$ 22.00

which has the address of 102 Rockwood Drive Greenville, S. C. 29605 (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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