

The Note provides for monthly installments that are greater than the amount of a monthly installment which then could 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 balance before it would be paid in full by equal monthly installments.

GREENVILLE  
FILED  
JUL 15 11 52 AM '83  
AUG 18 12 13 PM '83

DONNIE S. WATKINSLEY  
R.M.C.

# MORTGAGE

1021 3300

THIS MORTGAGE is made this 15th day of July, 1983, between the Mortgagor, Patricia Lynn Carlson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Thirty-One Thousand Two Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 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 April 15, 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 therein "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 situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Pecan Drive, and known and designated as Lot No. 42, Pecan Terrace Subdivision, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book GG-9.

This being the same property conveyed to the Mortgagor herein by Deed of Paul S. May and Nancy N. May, of even date, to be recorded herewith in the RMC Office for Greenville County.

Mortgagee's address: P. O. Box 408, Greenville, S. C. 29602

RECORDED

which has the address of 12 Pecan 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.

1021 3300

RECORDED