

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.

AUG 23 10 59 AM '83 MORTGAGE

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THIS MORTGAGE is made this 22nd day of August 1983, between the Mortgagor, Jamie Lan Abbott and Anna Marie B. Abbott, (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-five Thousand and no/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 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 September 1, 2013;

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 County of Greenville, State of South Carolina on the southern side of the intersection of Bridwell Road and Duncan Road and being shown on a plat of survey prepared by Sidney C. Miller dated January 10, 1983, and recorded in the EMC Office for Greenville County in Plat Book 9-N, Page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of this lot and other property of the Grantor and running thence S. 22-04-45 E. 437.37 feet to an iron pin; thence S. 61-07-45 W. 199.32 feet to an iron pin (new); thence N. 19-31-15 W. 436.12 feet across Duncan Road and into Bridwell Road; thence N. 57-53-25 E. 180.26 feet to the point of beginning and containing 1.85 acres, more or less.

THIS property is subject to all easements, restrictions, rights-of-way, roadways or covenants which may appear by examination of the public record or the premises described herein.

THIS is the same property conveyed to the Mortgagors herein by deed of Luther Marvin Bridges recorded in the EMC Office for Greenville County in Deed Book 1152, page 449 on February 11, 1983.

which has the address of Route 3, Duncan Road, Travelers Rest, South Carolina, 29690 (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 seized 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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EMC