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GREENVILLE CO. S.C.  
1983  
DONN R.M.C.

1637 994

# ADJUSTABLE MORTGAGE

THIS MORTGAGE is made this 1st day of December 1983 between the Mortgagor, I. Langston Donkle, III (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 Thirty-three Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 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 December 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 State of South Carolina, County of Greenville, being located on the eastern side of Brookview Circle, and being a portion of Lots 44 and 45 of SHANNON TERRACE SUBDIVISION, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book L, at page 91, and being more particularly shown on plat prepared by Dalton & Neves Co., Engineers, dated November 29, 1983, entitled "PROPERTY OF I. LANGSTON DONKLE, III" recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10E at page 52, reference to the latter plat being made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagor by Mark S. Crocker by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1194, at page 881, on August 23, 1983.

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which has the address of Portion Lots 44 & 45 Shannon Terrace, 13 Brookview Circle, Greenville (City)  
S. C. 29605 (herein "Property Address"); (State and Zip Code)

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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