

FILED
GREENVILLE
MAY 27 11 10 AM '83
DONNIE SLEY
R.M.C.

BOOK 1608 PAGE 376

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 27th day of May 1983, between the Mortgagor, KENNETH B. BROWER and TERRI G. LINGSCH (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 Eighty-five Thousand, Five Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 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 February 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, together with building and improvements thereon, situate, lying and being on the eastern side of White Drive near Simpsonville, in Greenville County, South Carolina being shown and designated as a part of Lot No. 5 on Plat of subdivision of White Acres, recorded in Plat Book 4S, Page 94, Greenville County R.M.C. Office and having according to said Plat and a more recent Plat entitled "Kenneth B. Brower and Terri G. Lingsch dated May 25, 1983 by J.L. Montgomery, III, Surveyor," the following metes and bounds, to-wit:

BEGINNING at a spike on the eastern right-of-way of White Drive at the joint front corner of Lots 5 and 4 of White Acres Subdivision and running thence with said right-of-way of White Drive, North 13-30 East, 200 feet to an iron pin at the joint front corner of Lots 5 and 6; thence with the joint line of said lots South 76-24 East, 274.4 feet to an iron pin; thence running South 8-26 West, 205.17 feet to an iron pin in the line of Lot No. 4; thence with the joint line of Lots 4 and 5 North 75-33 West, 292.2 feet to an iron pin on White Drive, being the point of Beginning.

Being the same property conveyed to the Mortgagors herein by Deed of Roger L. Broyles and Jacquelyn R. Broyles dated May 27, 1983 to be recorded herewith.

which has the address of 170-A, White Drive Simpsonville, South Carolina 29681
(Street) (City)
..... (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 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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