

FILED
GREENVILLE CO. S. C.

MAR 3 8 42 AM '83 SECURITY INSTRUMENT (MORTGAGE)
(WITH GRADUATED PAYMENT FEATURES)

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NOTICE: THE SECURITY INSTRUMENT SECURES A NOTE THAT CONTAINS PROVISIONS ALLOWING FOR DEFERRED PAYMENT OF INTEREST; FOR INTEREST ON DEFERRED INTEREST; FOR ADDING DEFERRED INTEREST AND INTEREST ON DEFERRED INTEREST TO THE PRINCIPAL BALANCE THEREBY INCREASING THE PRINCIPAL BALANCE ABOVE THE AMOUNT ORIGINALLY BORROWED; AND FOR YEARLY INCREASES IN THE MONTHLY INSTALLMENTS.

This Rider is made this 28TH day of February, 19 83, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (herein "Borrower") to secure Borrower's Note to Wachovia Mortgage Company (herein "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at the following property address: 15 Wuika Avenue, Greenville, S. C. 29607.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

- A. DEFERRED PAYMENT OF INTEREST; INTEREST ON DEFERRED INTEREST; ADDING DEFERRED INTEREST AND INTEREST ON DEFERRED INTEREST TO THE PRINCIPAL BALANCE; AND YEARLY INCREASES IN THE MONTHLY INSTALLMENTS

The Note has a fixed interest rate of 13.25 % per annum (herein "note interest rate"). The first twelve monthly installments are set based on a 15 year level amortization schedule at the amortization rate of 7.293 % per annum and the first 48 installments will be less than the monthly amount of interest that accrues on the then unpaid principal balance. In these instances, the amount of the monthly installment shall be subtracted from the accrued interest and the difference ("deferred interest") shall be added to the unpaid principal balance each month, thereby increasing the unpaid principal balance accordingly. Interest on this deferred interest ("interest on interest") shall also be added to the unpaid principal balance each month. Interest at the note interest rate on the increased amounts shall continue to accrue from the dates of increases until paid.

The monthly installments will increase every year in accordance with the provisions of the Note and, per the schedule set forth in the Note, have been established every twelve months at an amount so that the monthly installments: (1) will not have an average increase of more than seven and one-half percent per year throughout the term of the loan; (2) will not have an increase of more than fifteen percent for any one year above a previous year's monthly installments; (3) and will be in an amount such that deferred interest and interest on interest never increases the unpaid principal balance to an amount that exceeds one hundred and fifteen percent (115%) of the original principal balance of the Note, so that there is no deferred interest after the 60th payment, and so that the total loan amount is fully repaid in a total of 180 consecutive months.

- B. INCREASES IN UNPAID PRINCIPAL BALANCE

The adding of deferred interest and interest on interest to the principal balance will increase the principal balance to \$ 67,306.61.

- C. NOTICE

Uniform Covenant 14 of the Security Instrument is amended to read as follows:

14. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by first class mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

- D. PRIOR LIENS

If Lender determines that all or any part of the sums secured by the Security Instrument are subject to a lien which has priority over the Security Instrument, Lender may send Borrower a notice indentifying that lien. Borrower shall promptly act with regard to that lien as provided in Paragraph 4 of the Security Instrument or shall within ten days of the giving of notice secure an agreement in a form satisfactory to Lender subordinating that lien to the Security Instrument.

Borrower's Initials DT/T

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