

FILED  
GREENVILLE CO. S.C. (GROWING EQUITY MORTGAGE)

AUG 29 4 48 PM '83

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 29th day of August 1983, between the Mortgagor, Steven D. Bergerud and Karon E. Bergerud (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 Sixty Three Thousand Nine Hundred and No/100 (\$63,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 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 May 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 situate, lying and being on the northwestern side of Wood Creek Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 31 on plat entitled "Edwards Forest, Section No. 3", prepared by Dalton & Neves, dated April 1965 and recorded in the RMC Office for Greenville County, S. C. in Plat Book BBB, at Page 185, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Wood Creek Drive at the joint front corner of Lots Nos. 31 and 32 and running thence with the line of Lot No. 32, N. 41-36 W. 200 feet to an iron pin at the joint rear corner of Lots Nos. 26, 27, 31 and 32; thence with the rear line of Lot No. 27, N. 48-24 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 30 and 31; thence with the line of Lot No. 30, S. 46-42 E. 180.2 feet to an iron pin on the northwestern side of Wood Creek Drive; thence with the northwestern side of Wood Creek Drive, the following courses and distances: S. 22-48 W. 46 feet to an iron pin; thence S. 48-24 W. 74 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Raymond E. Paradowski and Lois M. Paradowski, dated August 29, 1983 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1195, at Page 273, on August 29, 1983.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP TAX  
AUG 29 1983  
\$ 25.56

which has the address of 8 Wood Creek Drive, Taylors, SC 29687 (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.

2 AU29 83 503 4.0001

3810

4328-RV-2