

GREENVILLE
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DONNIE
R. A. C. SLEY

30-1599 881

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 31st day of May, 1983, between the Mortgagor, Michael J. Dempsey and Alyssa Dempsey (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").

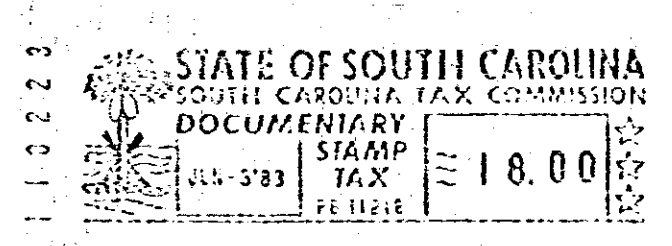
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five thousand and no/100ths (45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 piece, parcel or lot of land, situate, lying and being on the Southern side of Randall Street in the City of Greenville, County of Greenville, State of South Carolina, as shown as a portion of Lot No. 19, Section B, on a plat of Stone Land Company, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book A, pages 336-345, and having, according to said plat and a more recent plat made by Pickell & Pickell, Engineers, dated September 13, 1946, the following metes and bounds:

BEGINNING at a stake on the Southern side of Randall Street, which stake is 50 feet East of the Southeast corner of the intersection of Randall and Robinson Streets, and running thence with Randall Street S. 83-13 E. 58.75 feet to a stake in line of Lot No. 21; thence with the line of that lot S. 1-41 W. 156 feet to an iron pin; thence N. 83-13 W. 64 feet to an iron pin; thence N. 3-40 E. 156 feet to the beginning corner.

DERIVATION: Deed of Dorothy Rosensteel recorded June 1, 1983 in Deed Book 1189 at page 588 in the Greenville County RMC Office.



which has the address of 225 Randall Street, Greenville, SC (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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