

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.

MORTGAGE

AUG 8 3 43 PM '83
DONNIE SLEY

REC-1619
EX-915

1619
EX-915

THIS MORTGAGE is made this 5th day of August 1983, between the Mortgagor, JOSEPH SANFILIPPO AND BARBARA A. SANFILIPPO (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 5, 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 September 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 shown and designated as Lot 164, on a plat of POWDERHORN, Section 3, recorded in the RMC Office for Greenville County in Plat Book 7C at Page 4, and having, according to a more recent survey prepared by Freeland and Associates, dated July 29, 1983, entitled "Property of Joseph Sanfilippo and Barbara A. Snafilippo", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 164 and 165 and running thence S. 10-32 E. 121.6 feet to an iron pin; thence running with the line of lots 132 and 133, S. 81-32 W. 80.05 feet to an iron pin; thence running with the line of Lot 163, N. 10-32 W. 118.7 feet to an iron pin; thence turning and running with Manassas Drive, N. 79-28 E. 80.0 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor herein by deed of Hugh Robin Klein and Kathryn W. Klein, dated August 3, 1983 and recorded simultaneously herewith.

which has the address of 304 Manassas Drive Simpsonville

South Carolina 29681 (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.

1619
EX-915