## GREE (GROWING EQUITY MORTGAGE)

Jun 6 4 68 14 123

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.

WHEREAS, Borrower is indebted to Lender in the principal sum of ... SIXTY FIVE THOUSAND, ... SIX... HUNDRED and No./100(\$65,600.00)... Dollars, which indebtedness is evidenced by Borrower's note dated ... June ..., 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 in the State of South Carolina, County of Greenville, being known and designated as Lot No. 156 on plat of PINE BROOK FOREST Subdivision, according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X at Pages 48 and 49, and having, according to a more recent plat prepared by Freeland & Associates, dated May 23, 1983, entitled "Property of Charles M. Kaiser, Jr. and Paulette F. Kaiser," the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Riddle Road at the joint front corner of Lots Nos. 155 and 156, and running thence along the common line of said lots, N. 05-54 W. 150.0 feet to an iron pin; thence turning and running S. 85-18 E. 165.0 feet to an iron pin on the western side of Green Road; thence running along said Green Road, S. 05-37 W. 60.0 feet to an iron pin; thence continuing along said Green Road, S. 36-10 W. 75.0 feet to an iron pin on the northern side of Riddle Road; thence along said Riddle Road, S. 81-10 W. 100.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Jimmy T. Bagley and Brenda W. Bagley, dated May 23, 1983, and recorded herewith.

which has the address of ... 2 Riddle Road, Greenville, South Carolina 29607...,

[Street] [City]

(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 seised of the estate hereby conveyed and has the right to mortgage, Ugrant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend Cgenerally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions is a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT
Growing Equity Mortgage (1983)

[State and Zip Code]

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