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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, Joan L. Theisen (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 One Hundred Forty Thousand and No/100 (\$140,000.00) 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 certain piece, parcel or lots of land situate, lying and being on the northeastern corner of West Round Hill Road and East Round Hill Road, near the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as a major portion of Lot No. 121, all of Lot No. 132 and a small portion of Lot No. 131, on plat entitled "Green Valley Estates", and recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ, at Page 3, and according to a revision of said lots, made by Piedmont Engineering Service on December 13, 1958, also recorded in Plat Book QQ, at Page 3, having the following metes and bounds:

BEGINNING at an iron pin at the northeastern corner of West Round Hill Road and East Round Hill Road and running thence with the curve of the eastern side of West Round Hill Road, the chords of which are: N. 15-57 E. 100 feet and N. 0-38 W. 111.9 feet to an iron pin at the corner of Lot No. 122; thence with the line of Lot No. 122, as revised, N. 89-35 E. 211.1 feet to an iron pin at corner of Lot No. 131, as revised; thence with the line of Lot No. 131, as revised, S. 67-52 E. 246.8 feet to an iron pin on East Round Hill Road; thence with the curve of the western and northern side of said road, the chords of which are: S. 24-24 W. 135 feet, S. 52-55 W. 139.1 feet, N. 81-02 W. 64.3 feet, N. 81-08 W. 50 feet, and N. 74-54 W. 178.4 feet to an iron pin at the corner of West Round Hill Road; thence with the curve of the intersection, N. 29-21 W. 35 feet to the beginning corner.

This is the identical property conveyed to the Mortgagor herein by deed of Beatrice P. League, dated September 21, 1979 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1112, at Page 34, on September 21, 1979.

which has the address of West Round Hill Road, Greenville, S. C., 29609 (Street) (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.

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