

MORTGAGE

FILED
GREENVILLE CO. S. C.

THIS MORTGAGE was made this 16th day of May, 1983 between the Mortgagor, Ronnie O. Crowe and Judith B. Crowe (herein "Borrower"), and the Mortgagee, United Virginia Mortgage Corporation, a corporation organized and existing under the laws of the State of Virginia whose address is 900 E. Main Street, Richmond, Virginia 23219 (herein "Lender").

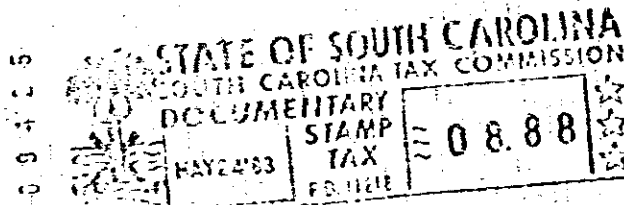
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 22,175.00 which indebtedness is evidenced by Borrower's note dated May 16, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on May 15, 1993;

TO SECURE to Lender 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, 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Brittany Drive, being shown as Lot No. 140 on plat of Botany Woods, Sector III, recorded in the RMC Office for Greenville County, S. C. in Plat Book RR, at page 37, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Brittany Drive at the front corner of Lot No. 139 and running thence with said lot, N. 85-53 W. 159.4 feet to an iron pin in line of Lot No. 138; thence with line of said lot, S. 4-48 E. 37.3 feet to an iron pin; thence S. 11-58 E. 87.6 feet to an iron pin; thence N. 88-05 E. 143.7 feet to an iron pin on the western side of Brittany Drive; thence with the western side of said drive, N. 2-33 W. 128.5 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Thomas G. Hawley, dated July 28, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1084, at Page 129, on July 28, 1978.



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which has the address of 5 Brittany Drive Greenville
[Street] [City]
South Carolina 29615 (herein "Property Address");
[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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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