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MORTGAGE

THIS MORTGAGE is made this 20th day of May 1983 between the Mortgagor, James T. Fuller & Judith D. Fuller (herein "Borrower"), and the Mortgagee, United Virginia Mortgage Corporation, a corporation organized and existing under the laws of Virginia whose address is 900 East Main Street, Richmond, Virginia (herein "Lender").

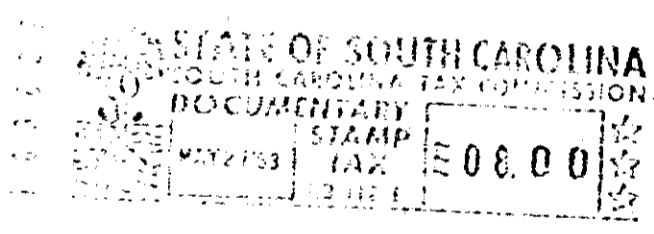
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 20,000.00 which indebtedness is evidenced by Borrower's note dated May 20, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on May 15, 1983;

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 piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the southeastern side of Terrapin Trail, in Greenville County, South Carolina, being shown and designated as Lot No. 95 on a plat of PEBBLE CREEK, PHASE I, made by Enwright Associates, Engineers, dated October 17, 1973, recorded in the R&C Office for Greenville County, S. C., in Plat Book 5-D, page 5, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Terrapin Trail at the joint front corners of Lots Nos. 95 and 96 and running thence with the curve of the southeastern side of Terrapin Trail, the chord of which is N. 41-22 E., 48.28 feet to an iron pin; thence with the line of Lot No. 94, S. 77-30 E., 181.80 feet to an iron pin; thence S. 48-53 W., 209.76 feet to an iron pin at the joint rear corners of Lots Nos. 95 and 96; thence with the corner line of said lots, N. 19-47 W., 149.75 feet to the point of beginning.

The above property is the same conveyed to James T. Fuller and Judith D. Fuller by deed of Norlin Industries, Inc., a corporation chartered under the laws of the State of New Jersey, recorded on January 28, 1982 in Deed Book 1161, page 567, in the R.M.C. Office for Greenville County, South Carolina.



which has the address of 9 Terrapin Trail, Taylors, South Carolina 29687 (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 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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