

MAY 20 1983
S. Tankersley

FILED
JUN 10 1983
MORTGAGE
S. Tankersley

96001
BOOK 1607 PAGE 475
BOOK 1611 PAGE 31

THIS MORTGAGE is made this 17th day of May 1983, between the Mortgagor, David L. Kay (herein "Borrower"), and the Mortgagee, UniMortgage Corporation of SC, a corporation organized and existing under the laws of State of South Carolina whose address is Piedmont East Building Suite 500 A 37 Villa Road Greenville, South Carolina 29615 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 10,600.00 which indebtedness is evidenced by Borrower's note dated May 17, 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 June 1, 1990;

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:

BEGINNING at an iron pin on the northern side of Henrietta Street, said pin being 767 feet west of the intersection of East Park Avenue and Henrietta Street and running thence with Henrietta Street S. 89-30 W. 44.5 feet to an iron pin; thence continuing with said Henrietta Street S. 80-13 W. 25.5 feet to an iron pin; thence N. 11-27 W. 135 feet to an iron pin; thence N. 80-13 E. 70 feet to an iron pin; thence S. 11-27 E. 139 feet to the point of beginning.

THIS property is conveyed subject to rights of way, restrictions and easements of record if any affecting said property.

BEING the same property conveyed to David L. Kay and Elizabeth J. Kay by deed recorded in Deed Book 901 at Page 198 in the RMC Office for Greenville County, Frances W. Henry, 10-27-70.

See also Deed Book 1074 Page 543.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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which has the address of 207 Henrietta Street Greenville South Carolina 29601 (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

SOUTH CAROLINA HOME IMPROVEMENT 1/80-FNMA/FHLMC UNIFORM INSTRUMENT #1057-SC

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