

FILED
JUN 17 1983
Donnie S. Tankersley

MORTGAGE

THIS MORTGAGE is made this 10th day of June 1983 between the Mortgagor, Horace M. Craig, Jr. & Lucy V. Craig (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 500A 37 Villa Road Greenville, South Carolina 29615 (herein "Lender").

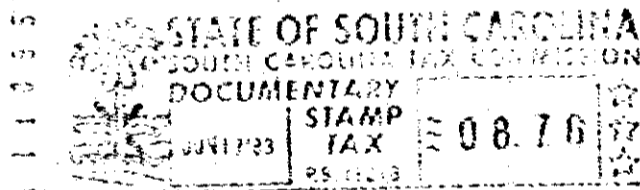
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 21,900.00 which indebtedness is evidenced by Borrower's note dated June 10, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on June 10, 1995;

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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Oneal Township, on the west side of Gail Avenue, about 3 miles northwest of Greer, being known and designated as Lot No. 46 of Valleyhaven Acres, Section No. 4, as shown on plat prepared by John A. Simmons, Registered Surveyor, dated July 15, 1960, and recorded in Plat Book MM, Page 167, R.M.C. Office For Greenville County. For a more particular description of property, see the aforesaid plat.

The above described property is subject to the restrictive covenants as set forth in Deed Book 657, Page 115, R.M.C. Office for Greenville County.

This is the same property conveyed to mortgagors herein by deed of Max Don Sloan and Elsie Mae McH. Sloan dated July 18, 1973 and recorded July 20, 1973 in Deed Book 980 at Page 121, R.M.C. Office for Greenville County.



which has the address of Route #7 Box 242 Gail Avenue Greer South Carolina 29651 (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 seized 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