

FILED
JUN 21 1983
Donnie S. Tankersley

MORTGAGE

BOOK 1312 PAGE 460

THIS MORTGAGE was made this 18th day of June 1983 between the Mortgagor, T. Craig East & Pamela Ann East (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. \$ 8,000.00 which indebtedness is evidenced by Borrower's note dated June 18, 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 July 1, 1991;

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 lot of land, situate, lying and being in Austin Township, County of Greenville, State of South Carolina, and being in the Town of Simpsonville, on the north side of South Pliney Circle, being shown and designated as Lot No. 50 in the subdivision known as League Estates, as shown on plat thereof dated October, 1941, prepared by W. J. Riddle, Surveyor, recorded in Plat Book K, at Pages 111 and 112, R. M. C. Office for Greenville County.

This being the same property conveyed to T. Craig East by deed of Stephen L. Haynes, recorded February 25, 1983, in Deed Book 1183, Page 229, said R. M. C. Office.

BEGINNING at an iron pin at the Northeast corner of the intersection of South Pliney Circle and North Church Street, and running thence along the Northern side of South Pliney Circle, N. 59-30 E. 101 feet to an iron pin at the joint front corner of Lots Nos. 50 and 51; thence with the joint line of said lots, N. 19-00 W. 179.8 feet to an iron pin at the joint rear corner of Lots Nos. 50 and 61; thence with the joint line of said lots, S. 65-00 W. 100.1 feet to an iron pin on the Eastern side of North Church Street, S. 19-00 E. 189.5 feet to the beginning corner.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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which has the address of 201 South Pliney Circle Simpsonville South Carolina 29681 (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

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