

MORTGAGE

1613 078

THIS MORTGAGE is made this 28th day of June 1983, between the Mortgagor, Dana B. Mackonis (herein "Borrower"), and the Mortgagee, United Virginia Mortgage Corporation a corporation organized and existing under the laws of VIRGINIA whose address is 900 E. Main Street, Richmond, VA 23219 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 9,150.00 which indebtedness is evidenced by Borrower's note dated June 28, 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 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 piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the northeastern side of Fork Shoals Road in the County of Greenville, State of South Carolina, being designated and shown as Lot No. 4 on Plat of John R. and Bernice L. Julian, prepared by Jones Engineering Service, dated June 24, 1971, recorded in Plat Book 4N at Page 31 and being described more particularly according to said plat, to wit:

BEGINNING at an iron pin on the northeastern side of Fork Shoals Road at the joint front corner of Lots 4 & 5 and running thence along the common line of said Lots N 69-41 E, 450.7 feet to an iron pin at the joint rear corner of said Lots; thence S 19-09 E, 95 feet to an iron pin at the joint rear corner of Lots 3 & 4; thence along the common line of said lots S 69-41 W, 450.7 feet to an iron pin at the joint front corner of said Lots on the northeastern side of Fork Shoals Road; thence along said Road N 19-09 W, 95 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Donald E. Miller and Ann C. Miller recorded February 25, 1981 in Deed Book 1143 at Page 246 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of William T. Mullen and Janet C. Mullen to Panstone Mortgage Service, Inc. in the original amount of \$28,500.00 dated May 15, 1978 and recorded May 16, 1978 in Mortgage Book 1432 at Page 78 in the Greenville County RMC Office.

which has the address of Route 3, Box 317, Simpsonville, SC South Carolina (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

SOUTH CAROLINA - HOME IMPROVEMENT - 1-80-FNMA-FHLMC UNIFORM INSTRUMENT

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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