

GREENVILLE
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MORTGAGE

THIS MORTGAGE is made this 30th day of June 1983, between the Mortgagor, Richard W. Keenan and Roxanne S. Keenan (herein "Borrower"), and the Mortgagee, United Virginia Mortgage Corporation, a corporation organized and existing under the laws of the State of Virginia whose address is 900 E. Main Street, Richmond, Virginia 23219 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$4,950.00 which indebtedness is evidenced by Borrower's note dated June 30, 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 lot of land, situate, lying and being in the City of Greer, County of Greenville, State of South Carolina, being known as Lot No. 14 as shown on a plat of a subdivision for G. B. and A. B. Johnson, dated March 25, 1946, recorded in the RMC Office for Greenville County, S. C. in Plat Book Q, at Page 17, and being described as follows in accordance with a recent plat of Property of Joyce C. Foster, dated November 2, 1977, prepared by Carolina Surveying Company:

BEGINNING at an iron pin on the northerly side of Hammond Avenue, said pin being located 360 feet east of the intersection of Hammond Avenue and Johnson Avenue, and running thence N. 1-32 E. 163.8 feet to an iron pin; thence S. 89 E. 60 feet to an iron pin; thence S. 1-32 W. 162 feet to an iron pin on the northerly side of Hammond Avenue; thence with the northerly side of said Avenue, S. 89-21 W. 60.05 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Joyce C. Foster dated February 15, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1097, at Page 219, on February 21, 1979.

OFFICE OF THE CLERK OF COURTS
GREENVILLE, SOUTH CAROLINA
RECORDED
JUL 11 1983
STAMP \$ 02.00

which has the address of 113 Hammond 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 for 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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