

FILED  
GREENVILLE S.C.

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**MORTGAGE**

80. 1317-638

THIS MORTGAGE is made this 21st day of July 1983 between the Mortgagor, Gary T. Moore and Gail O. Moore (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 East Main Street, Richmond, Virginia 23219 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 12,150.00 which indebtedness is evidenced by Borrower's note dated 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 situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot 41 on plat of Devenger Place, Section 7, recorded in the R.M.C. Office for Greenville County in Plat Book 5P, Page 3 and having such courses and distances as will appear by reference to said plat.

This is the same property conveyed to the mortgagors by deed of Thomas A. Moore and Nancy O. Moore recorded in the R.M.C. Office for Greenville County on July 27, 1983, in Deed Book 1193 Page 131.

This mortgage is junior in lien to that certain mortgage executed in favor of Collateral Investment Company recorded in the R.M.C. Office for Greenville County in R. E. Mortgage Book 1450, Page 857 on November 21, 1978.

STATE OF SOUTH CAROLINA  
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which has the address of 403 Hedgewood Terrace 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

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