

MORTGAGE

1020 0912

FILED
GREENVILLE

THIS MORTGAGE is made this 5 day of August 1983 between the Mortgagors, Ernest Beaudin and W. Eva Beaudin (therein "Borrower"), and the Mortgagee, Mortgage Corporation a corporation organized and existing under the laws of Virginia whose address is 900 E. Main Street, Richmond, Virginia 23219 (therein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,591.76 which indebtedness is evidenced by Borrower's note dated August 5, 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 August 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 buildings and improvements situate, lying and being on the northwestern side of Huntscrest Court, in Greenville County, South Carolina, being shown and designated as Lot No. 32 on a plat of FERNCREEK, made by Dalton & Neves Company, Engineers, dated November, 1973, recorded in the RMC Office for Greenville County, S.C. in Plat Book 5-D, Page 28, reference to which is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the mortgagors by deed of Kenneth Louis Knudson and Carole W. Knudson of even date to be recorded herewith.

which has the address of 32 Huntscrest Court Mauldin South Carolina 29662 therein "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 therein "Funds" equal to one-twelfth of the yearly taxes and assessments (including condominium and

150

150