

MORTGAGE

THIS MORTGAGE is made this 27th day of August 1983 between the Mortgagor, Wallace L. Reid & Janett G. Reid (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. \$ 42,000.00 which indebtedness is evidenced by Borrower's note dated August 27, 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 September 1, 1998;

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:

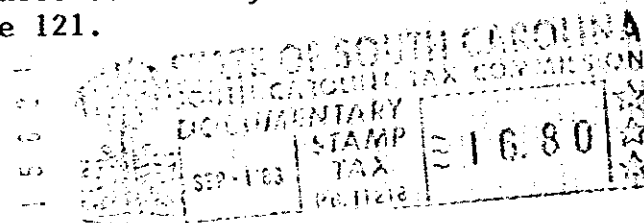
All that piece, parcel or lot of land, located, lying and being on the northwestern side of Mable Avenue (Yorkshire), Chick Springs Township, County of Greenville, State of South Carolina and shown and designated as Lot 27 on plat recorded in the RMC Office for Greenville County in Plat Book EE at Page 60, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern corner of the intersection of Mable Avenue and Cherokee Drive and running thence along said Avenue S. 42-52 W. 133.2 feet to an iron pin at the joint front corner of Lots No. 27 and 28; thence with the line of said lots N. 47-08 W. 200 feet to an iron pin at the rear corner of said lots; thence with the rear line of Lot 27 N. 42-52 E. 129.9 feet to an iron pin on the southwestern side of Cherokee Drive; thence with said Drive S. 48-05 E. 200.1 feet to an iron pin, the point and place of beginning.

The within described property is the same property conveyed to the grantor by deed dated October 24, 1972 and recorded in the RMC Office for Greenville County in Deed Book 958 at Page 443, and is hereby conveyed subject to easements, restrictions or rights of way which are a matter of public record and actually existing on the ground affecting said property. The grantees assume and agree to pay Greenville County property taxes for the tax year 1974 and subsequent years. As a part of the consideration of this deed, the grantees agree and assume to pay in full the indebtedness due on the note and mortgage covering the above described property owned by Carolina Federal Savings and Loan Association dated October 23, 1972 in the original sum of \$33,200.00 and recorded in the RMC Office for said County and State in Mortgage Book 1254, Page 186, which has a present balance due in the sum of \$32,507.38. As a further part of the consideration of this deed, the grantees assume and agree to pay in full the indebtedness due on the unsecured note from Jimmie Ruth Jannino to Carolina Federal Savings and Loan Association dated July 30, 1973 which has a present balance due in the sum of \$5,410.38.

This is the same property conveyed to Wallace L. Reid and Janett G. Reid by deed of Jimmie Ruth Jannino recorded July 16, 1974 in Deed Book 1003 at Page 121.

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which has the address of 100 Yorkshire Drive Greenville South Carolina 29615 (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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