



MORTGAGE

BOOK 1627 PAGE 370
96036

THIS MORTGAGE is made this 21st day of September 1983 between the Mortgagor, John E. Center & Debra W. Center (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. \$ 21,100.00 which indebtedness is evidenced by Borrower's note dated September 21, 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 October 1, 1995;

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 in the County of Greenville, State of South Carolina, known and designated as Lot No. 43 on plat of William M. Edwards property recorded in Plat Book S, page 12, of the RMC Office for Greenville County, S.C., said lot having a frontage of 75 feet on the northeast side of Elaine Avenue, a depth of 290 feet on the northwest side, and a depth of 287.1 feet on the southeast side and a rear width of 75.05 feet. This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

This being the same property conveyed to the Grantor herein by deed of Janice Stewart Bagwell October 22, 1971, recorded in the RMC Office for Greenville County, S.C. in Deed Volume 928, page 255, October 26, 1971. As a part of the Consideration herein the Grantees assume and agree to pay the balance due on a mortgage to Aiken-Speir, Inc., recorded in Mortgage Book 1167, page 277. The amount to be assumed is \$13,871.41. Being the same property conveyed to John E. Center and Debra W. Center by deed of Louis T. Bagwell, Jr. recorded November 13, 1979 in Deed Book 1115, page 417.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
UNIFORM INSTRUMENT
STAMP
TAX \$ 08.44
RECORDS

which has the address of 203 Elaine Avenue Taylors
[Street] [City]
South Carolina 29687 (herein "Property Address");
[Zip Code]

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 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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