

FILED
SEP 23 1983
S. Tankersley

MORTGAGE

THIS MORTGAGE is made this 23rd day of September 1983 between the Mortgagee James Perry Harrison & Gloria J. Harrison (herein "Borrower"), and the Mortgagee, Uni Mortgage 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. \$ 46,000.00 which indebtedness is evidenced by Borrower's note dated September 23, 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, 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 certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Oakland Township, shown and designated as the northern one-half of Lot No. 111, which lot is shown as Plot No. 3 of the property of Overbrook Land Company and Woodville Investment Company, which plat is recorded in the R.M.C. office for Greenville County in Plat Book F, Page 218 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Woodville Avenue at the joint front corner of Lots Nos. 110 and 111, and running thence with the southwestern side of Woodville Avenue N. 31-10 W., 62.5 feet to a point; thence in a westerly direction approximately 96 feet to a point in the common line of Lots 111 and 108; thence N. 38-08 E., 65 feet to the joint rear corner of Lots 111 and 110; thence N. 59-0 E., 98.3 feet to a point on the southwest side of Woodville Avenue, the point of beginning, being the northern one-half of Lot No. 111, as shown on the plat above referred to.

This conveyance is made subject to all easements, restrictions and rights of way, if any, appearing of record.

This being the same property conveyed to James Perry Harrison by deed of T.Pralo Wood recorded January 6, 1977 in Deed Book 1049, Page 205, RMC Office for Greenville County.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA IN AND FOR THE COUNTY OF GREENVILLE
ON SEPTEMBER 23 1983
BY S. TANKERSLEY
STAMP 10 20 1983

which has the address of 8 Woodville Avenue Greenville
[Street] [City]
South Carolina 29607 (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 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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