

FILED
OCT 25 1983
Donnie S. Tackes, Jr.

MORTGAGE

THIS MORTGAGE is made this 20th day of October 1983 between the Mortgagor, Michael Christy Wallis & Karen Ann Wallis (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. \$ 15,700.00 which indebtedness is evidenced by Borrower's note dated October 20, 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 November 1, 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 certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being on the southerly side of Mattie Campbell Road, containing 5 acres, more or less, and having, according to a plat entitled "Property of Michael Christy Wallis and Karen Ann Wallis," prepared by Charles F. Webb, R. L. S., dated July 17, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8 C, Page 50, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Mattie Campbell Road, said pin being 4,020 feet in an easterly direction from the intersection of Mattie Campbell Road and Daventon Road and running thence with the southerly side of Mattie Campbell Road S. 87-00 E., 200 feet to an iron pin; thence continuing with the southerly side of Mattie Campbell Road S. 76-00 E., 246.3 feet to an iron pin; thence S. 6-06 W., 489 feet to an iron pin; thence N. 79-02 W., 437.23 feet to an iron pin; thence N. 5-08 E., 475 feet to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagors herein by deed of J. A. Merck dated July 21, 1980, to be recorded herewith.

STATE OF SOUTH CAROLINA
UNIFORM DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
OCT 20 1983
\$ 00.28

which has the address of Route 1 Mattie Campbell Road Honea Path
[Street] [City]
South Carolina 29654 (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

5
2
2
0

4328-11-2