



MORTGAGE

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THIS MORTGAGE is made this 23rd day of November 1983 between the Mortgagor Larry L. Chapman & Margaret W. Chapman (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 11-23-83 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 12-1-98;

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 situate, lying and being on the Northern side of Knollview Drive near the City of Greenville, shown as Lot No. 107 and part of Lot No. 108 on plat of Riverdale made by Dalton & Neves, Engineers, dated July 1957, recorded in Plat Book KK, Page 107, and more specifically described in revised plat of Property of M. L. Lanford, Jr. prepared by Dalton and Neves, Engineers, in April 1968, said plat being recorded in Plat Book YYY, Page 15, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Knollview Drive at the joint front corner of Lots 106 and 107, and running thence with Knollview Drive, N. 78-44 W. 92 feet to an iron pin; thence continuing with said Drive, N. 78-55 W. 8 feet and N. 81-14 W. 41 feet to an iron pin; thence with the line through Lot No. 108, N. 11-26 E. 204.2 feet to an iron pin; thence S. 76-01 E. 141.06 feet to an iron pin at the joint rear corner of Lots 107 and 106; thence with the common line of said lots, S. 11-16 W. 195.6 feet to the point of Beginning.

DERIVATION: Being the same property conveyed to Margaret W. Chapman by deed of Johnnie F. Lanford recorded March 30, 1973 in Deed Book 971, Page 469.

which has the address of Route 11 Knollview Drive Greenville South Carolina 29611 (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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