

RECORDED

DEC 2 1983

MORTGAGE

96052

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THIS MORTGAGE is made this 25th day of November 1983 between the Mortgagor, Ray Eugene Davis (herein "Borrower"), and the Mortgagee, U.M. Mortgage Corporation of S.C., 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. \$ 29,500.00 which indebtedness is evidenced by Borrower's note dated 11-25-83 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 lot of land, with the buildings and improvements thereon, situate on the North side of the Pelzer-Woodville Road, near the City of Greenville, in Oaklawn Township, Greenville County, State of South Carolina, being shown as Lot No. 2 on plat of property of Roy W. Boggess, and also shown as a portion of Tract 3 on plat of property of John E. Galloway and Josie Mae Galloway, made by C. C. Jones, Engineer, May 1962, recorded in the RMC Office for Greenville County, S.C. in Plat Book WW, at Page 289, and having according to a survey made by C. C. Jones, Engineer, April 20, 1964, the following metes and bounds to-wit:

Beginning at an iron pin on the North side of the Pelzer-Woodville Road at joint front corner of Lots 1 and 2 on plat of property of Roy W. Boggess referred to above, said pin being 1192 feet West from the Northwest corner of the intersection of the Pelzer-Woodville Road and Augusta Road, and runs thence along the line of Lot 1, N. 2-33 E., 250 feet to an iron pin; thence S. 86-33 E., 200.9 feet to an iron pin; thence with the line of Lot 3, S. 2-33 W., 225.5 feet to an iron pin on the North side of the Pelzer-Woodville Road; thence along the North side of said road, N. 88-27 E., 200 feet to the beginning corner.

DERIVATION: Being the same property conveyed to Ray Eugene Davis by deed of Anna D. Lewis, to be recorded.

which has the address of Route 3 Box 422 Woodville Road Pelzer South Carolina 29669 (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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R.S.O.

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