

MORTGAGE

THIS MORTGAGE is made this 29th day of November 1983, between the Mortgagor, Samuel A. Skey (herein "Borrower"), and the Mortgagee, UNITED VIRGINIA MORTGAGE CORPORATION, a corporation organized and existing under the laws of VIRGINIA, whose address is 919 EAST MAIN STREET, RICHMOND, VIRGINIA 23219 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$15,150.00 which indebtedness is evidenced by Borrower's note dated November 29, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 15, 1988;

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 parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, about 8 miles North of Greer, and 4 miles South of Gowansville, on the Southwest side of a 50-foot unnamed road leading off S. C. Highway No. 14, containing 13.7 acres, more or less, and being a portion of that property shown on a survey for G. Harold Smith, dated January 28, 1972, by W. N. Willis, Engineers, and recorded in the RMC Office for Greenville County, S. C. in Plat Book SSS, at Pages 510-512, and having the following metes and bounds:

BEGINNING at an iron pin on the Southwest side of an unnamed 50-foot road, said iron pin being located 875 feet from the intersection of S. C. Highway No. 14 and said 50-foot road and running thence along and with said 50-foot road, N. 61-00 W. 772 feet to an iron pin; thence S. 35-00 W. 741 feet to an iron pin; thence S. 53-00 E. 684 feet to an iron pin and old stone; thence N. 87-30 E. 87 feet to an iron pin; thence N. 35-00 E. 801 feet to the point of beginning.

LESS, HOWEVER, ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, approximately eight (8) miles north of Greer and four (4) miles South of Gowansville, containing approximately 5.12 acres as shown on a plat of property entitled "Survey for Mildred K. Smith", prepared by Freeland & Associates, Engineers, dated August 14, 1981, to be recorded herewith. For a more complete description of said property, reference is made to such plat.

This is a portion of the property conveyed to the Mortgagor herein by deed of G. Harold Smith and Wolfe & McClimon, Inc., formerly Charlie O. Wolfe, Inc., dated December 18, 1972, recorded in the RMC Office for Greenville County, S. C. in Deed Book 963, at Page 205, on December 18, 1972.

which has the address of Route 2, Dewey Road, Greer, South Carolina 29651 (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 therein "Funds" equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

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