

17-120
 1983
 James S. Tankersley

MORTGAGE

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THIS MORTGAGE is made this 21st day of December 1983, between the Mortgagor, William Charles Taylor & Carrie Lee A. Taylor (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").

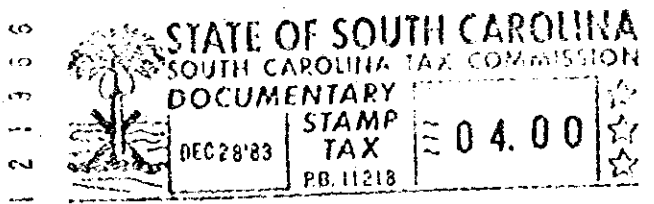
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,000.00 which indebtedness is evidenced by Borrower's note dated December 21, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on January 1, 1992;

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 in the City of Greenville, Greenville County, State of South Carolina, and being known and designated as Lot No. 3 on plat of Druid Hills, made by Dalton & Neves, Engineers, January, 1947, recorded in the RMC Office for Greenville County, S.C. in plat book P page 113, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of West Hillcrest Drive at joint front corner of Lots 2 & 3, said pin being 130 feet in a northerly direction from the corner of property known as Highland Terrace Subdivision, owned by Lucy L. Hindman, and running thence with the line of Lot 2, N. 56-00 E. 143.9 feet to an iron pin in line of Lot #4; thence with line of Lot #4, N. 27-17 W. 86.6 feet to an iron pin on the southeast side of West Hillcrest Drive, said pin being 936.3 feet in a southwesterly direction from the southwest corner of the intersection of West Hillcrest Drive and West Fairview Avenue; thence with West Hillcrest Drive as follows: S. 63-04 W. 25.7 feet; thence S. 48-15 W. 53.8 feet; thence S. 14-45 W. 49.3 feet; thence S. 17-45 E. 49.3 feet to an iron pin on said drive; thence continuing with West Hillcrest Drive S. 34-00 E. 7.4 feet to the BEGINNING corner.

DERIVATION: Being the same property conveyed to the Mortgagors by deed of Robert A. Gordon and Priscilla Gordon recorded December 1, 1980 in Deed Book 1138, Page 96.



which has the address of 200 West Hillcrest Drive Greenville South Carolina 29609 (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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