

FILED  
JAN 20 1984  
Dorothy B. Parkersley

**MORTGAGE**

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THIS MORTGAGE is made this 13th day of January 1984 between the Mortgagor, Randy K. Walker & Chryse A. Blazer, now known as Chryse Anne Walker (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. \$ 23,900.00 which indebtedness is evidenced by Borrower's note dated January 13, 1984 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 February 1, 1999;

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 in the County of Greenville, State of South Carolina, containing 2.6 acres, more or less, as shown on plat of T. Walter Brashier recorded in the R. M. C. Office in plat book 4-Y, page 123, and having the following metes and bounds, to-wit:

Beginning at a nail and cap in Bridwell Road and running thence along said road N 58-43 E 550 feet to an iron pin; thence across the intersection of Bridwell Road and Duncan Road S 21-49 E 54 feet to an iron pin in the center of Duncan Road, thence along the center of Duncan Road as follows: S 32-09 W 81 feet; S 18-34 W 275 feet; S 22-34 W 200 feet to an iron pin; thence N 45-11 W 389.5 feet to the point of beginning.

DERIVATION: Being the same property conveyed to the Mortgagors by deed of Terry Alan Norris recorded July 27, 1981 in Deed Book 1152, Page 443.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
JAN 20 '84  
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which has the address of Route 3 Box 739 Duncan Road Travelers Rest South Carolina 29690 (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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