

FILED
1984 FEB 25

MORTGAGE

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THIS MORTGAGE is made this 22nd day of February 1984 between the Mortgagor, Jack Bentley & Shirley Ann Bentley (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. \$ 13,900.00 which indebtedness is evidenced by Borrower's note dated February 22, 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 March 1, 1989;

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 in Greenville County, South Carolina and being shown as Lot No. 123 on a plat of Western Hills, recorded in the R.M.C. Office for Greenville County in Plat Book QQ, Pages 98-9 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Alice Farr Drive at the joint front corner of Lots 122 and 123 and running thence with the common line of said lots, N. 58-05 E. 252 feet to an iron pin; thence N. 39-43 W. 105.3 feet to an iron pin; thence S. 57-03 W. 237 feet to an iron pin on the northeasterly side of Alice Farr Drive; thence with the said drive, S. 31-43 E. 100 feet to the point of beginning.

DERIVATION: Being the same property conveyed to Jack Bentley by deed of Henry C. Harding recorded April 11, 1962 in Deed Book 696, Page 115.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
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which has the address of 112 Alice Farr 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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