

FILED  
GREENVILLE CO. S.C.  
MAR 5 3 15 PM '84

**MORTGAGE**

DOHNIE S. TANKERSLEY  
THIS MORTGAGE IS MADE this 27th day of February, 1984, between the  
Mortgagor, Fred L. McGowan and Kathleen J. McGowan (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").

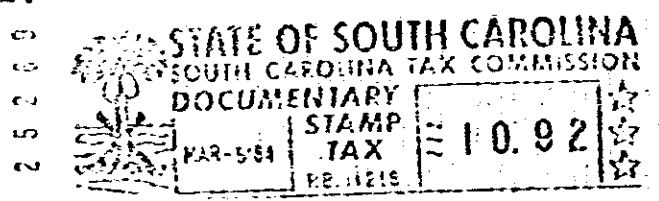
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 27,218.00  
which indebtedness is evidenced by Borrower's note dated February 27, 1984 and extensions and renewals  
thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not  
sooner paid, due and payable on March 15, 1994;

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 piece, parcel or lot of land, situate, lying and being  
in the State of South Carolina, County of Greenville, on the northeastern  
side of Lancelot Drive, being known and designated as Lot No. 75, as  
shown on a plat of Camelot, made by Piedmont Engineers & Architects,  
on November 5, 1968, and recorded in the RMC Office for Greenville  
County, S. C. in Plat Book WW, at Page 46, and having, according to  
said plat, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Lancelot Drive, at  
the joint front corner of Lots Nos. 74 and 75, and running thence with  
the common line of said lots, N. 84-12 E. 231.4 feet to an iron pin;  
thence running S. 4-54 E. 105.0 feet to an iron pin at the joint rear  
corner of Lots Nos. 75 and 76; thence with the common line of said lots,  
S. 74-13 W. 211.5 feet to an iron pin on the northeastern side of Lance-  
lot Drive; thence with the line of said Drive, S. 17-53 E. 15.0 feet to  
an iron pin; thence S. 10-19 E. 50.0 feet to an iron pin; thence S. 13-  
26 E. 100.0 feet to an iron pin, and thence still with the line of said  
Drive, S. 4-27 W. 25.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of  
George L. Delgado and Priscilla R. Delgado, dated August 31, 1981, and  
recorded in the RMC Office for Greenville County, S. C. in Deed Book  
1154, at Page 405, on September 1, 1981.



which has the address of 203 Lancelot Drive Simpsonville  
[Street] [City]  
South Carolina 29681 (herein "Property Address");  
[Zip Code]

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 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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