

FILED
GREENVILLE S.C.
APR 17 4 50 PM '84
WARRENSLEY

MORTGAGE

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THIS MORTGAGE is made this 12th day of April, 1984, between the Mortgagor, MICHAEL S. JENKINS (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").

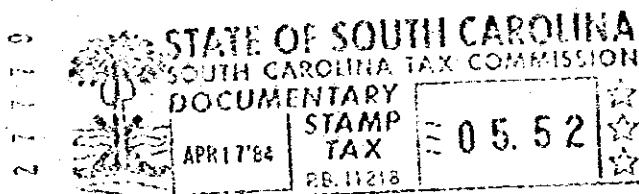
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 13,756.85, which indebtedness is evidenced by Borrower's note dated April 12, 1984, and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 on the North side of Merrilat Avenue, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 75, Map 2, Sans Souci Heights, on plat recorded in Plat Book Z, at Page 53, in the RMC Office for Greenville County, S. C. and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Merrilat Avenue, at the joint corner of Lots Nos. 75 and 76, and running thence with the line of Lot No. 76, N. 33-12 W. 95.8 feet to an iron pin in the line of Lot No. 67; thence with the line of Lot No. 67, S. 64-02 W. 75 feet to an iron pin; thence S. 29-02 E. 101.5 feet to an iron pin on Merrilat Avenue; thence with the Northern side of Merrilat Avenue, N. 59-02 E. 80 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Ben W. Smith and Betty H. Smith, dated September 23, 1966, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 806, at Page 503, on September 26, 1966.



which has the address of 106 Merrilat Avenue 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 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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