

FILED
GREENVILLE CO. S. C.

MORTGAGE

MAY 15 10 01 AM '94

THIS MORTGAGE is made this 10th day of May, 1984, between the Mortgagor, Larry A. Wise and Ruth H. Wise (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. \$ 15,188.00, which indebtedness is evidenced by Borrower's note dated May 10, 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, 1991;

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 Butler Township, County of Greenville, State of South Carolina, near and east of the City of Greenville, and being known and designated as Lot or Tract No. 20 of a subdivision known as Boiling Springs Estates, a plat of which is of record in the RMC Office for Greenville County, S. C. in Plat Book "YY", at Pages 14 and 15, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the Northern side of Phillips Road, at the joint corner of Lots Nos. 19 and 20, and running thence with the Northern side of Phillips Road, S. 79-43 W. 180 feet to a point; thence with the curvature of the northeastern intersection of Phillips Road with Browning Drive (the chord of which is N. 55-17 W.), 28.3 feet to a point; thence with the Eastern side of Browning Drive, N. 10-17 W. 180 feet to a point at the joint corner of Lots Nos. 20 and 21; thence N. 79-43 E. 200 feet to a point at the joint rear corner of Lots Nos. 20 and 21; thence S. 10-17 E. 200 feet to a point on the Northern side of Phillips Road, at the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Michael D. Dunlap and Carol H. Dunlap dated March 15, 1974, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 995, at Page 440, on March 15, 1974.

which has the address of 100 Browning Drive Greer
[Street] [City]
South Carolina 29651 (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 seised 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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