

**MORTGAGE**

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THIS MORTGAGE is made this 29th day of October 1984 between the  
Mortgagor, MAUDE MARIE JENKINS, ROBERT LEE JENKINS, JR., and VERONICA 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. \$ 9,685.20  
which indebtedness is evidenced by Borrower's note dated October 29, 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 November 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, together with all improve-  
ments thereon, situate, lying and being on the Eastern side of Blossom  
Drive, in the County of Greenville, State of South Carolina, being shown  
and designated as Lot No. 36 on a Plat of Kennedy Park, made by Piedmont  
Engineers & Architects, dated September 28, 1964, revised January 28,  
1966, and recorded in the RMC Office for Greenville County, S. C. in  
Plat Book JJJ, at Page 179, and having, according to said plat, the  
following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Blossom Drive, at the  
joint front corner of Lots Nos. 35 and 36, and running thence along the  
common line of said lots, S. 87-05 E. 138.6 feet to an iron pin; thence  
S. 2-38 W. 34.8 feet to an iron pin; thence S. 3-42 W. 40.2 feet to an  
iron pin at the joint rear corner of Lots Nos. 36 and 37; thence along  
the common line of said lots, N. 87-05 W. 138.3 feet to an iron pin on  
Blossom Drive; thence along the Eastern side of Blossom Drive, N. 2-55  
E. 75 feet to the point of beginning.

This is the identical property conveyed to Robert L. Jenkins and Maude M.  
Jenkins by deed of Henry C. Harding Builders, Inc., dated September 16,  
1966, and recorded in the RMC Office for Greenville County, S. C. in  
Deed Book 806, at Page 457, on September 23, 1966; the said Robert Lee  
Jenkins died testate on November 26, 1974, devising his one-half interest  
in the subject property to Maude Marie Jenkins, Robert Lee Jenkins, Jr.,  
and Veronica Jenkins (See Apartment 1362, File 8-A, Office of the Probate  
Judge for Greenville County, S. C.).

(See Addendum attached hereto)

which has the address of 4 Blossom Drive Greenville  
[Street] [City]  
South Carolina 29605 (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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