

*Suite 106
Midwest Center
Spartanburg, SC*

FILED
GREENVILLE CO. S. C. GREENVILLE CO. S. C.
DEC 26 3 27 PM '81 JAN 12 2 12 PM '82
DONNIE S. TANKERSLEY DONNIE S. TANKERSLEY
R.M.C. R.M.C.
MORTGAGE

BOOK 1561 PAGE 505

~~BOOK 1560 PAGE 521~~

#93-03-027369
BOOK 82 PAGE 542

THIS MORTGAGE, dated as of the 13th day of December, 19 81, by and between Thomas Levitt, Jr. and n/a, husband and wife, (hereinafter jointly called "the Mortgagor"), and UNITED VIRGINIA MORTGAGE CORPORATION, a Virginia corporation (hereinafter called "UVMC"), recites and provides.

The Mortgagor has made a mortgage note of even date herewith (hereinafter called "the Note"), payable to UVMC or order, in which the Mortgagor waived the benefits of the Homestead Exemption, in the original principal amount of \$ 15,650.00, bearing interest at a rate of 17.75 percent (17.75 %) per annum such principal and interest to be payable in full by the Mortgagor in monthly installments as follows: 326.64 Dollars on the 15th day of January, 19 82, and a like amount on the same day of each and every month thereafter for eighty-three (83) months, except that the last installment shall be 326.64; provided, however, that if not sooner paid, the balance of such principal amount together with interest thereon shall be due and payable in full on the 15th day of March, 19 81.

NOW THEREFORE, the Mortgagor hereby grants and conveys to UVMC, its successors and assigns to secure the payment of the Note, all additional sums, with interest thereon, advanced under the Note and this Mortgage, and the performance of the covenants, agreements, terms, conditions and warranties contained in the Note and this Mortgage, in fee simple, with General Warranty and English covenants of title, the following property together with all improvements thereon and appurtenances thereunto belonging, all situated in the Greenville County of South Carolina (hereinafter called "the Real Estate"):

*Total Page 12917
(see attached sheet)*
James W. Mann
Date: 13/19/83
Witness: Diane C. Lewis
Diane C. Lewis

RECEIVED
OCT 19 1983
DONNIE S. TANKERSLEY
GREENVILLE, SOUTH CAROLINA 29603
MAIL BOX 1036A
GREENVILLE, SOUTH CAROLINA 29603
OCT 19 1983

TO HAVE AND TO HOLD unto UVMC, its successors and assigns, forever, together with all buildings, improvements, fixtures and appurtenances now or hereafter erected on the Real Estate, all rights, appurtenances, easements, privileges, remainders and reversions appertaining thereto, all additions, substitutions and accessions thereto or therefor and replacements thereof, including, but not limited to, all apparatus, equipment, fixtures, or articles whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm doors and windows, screen doors, awnings, stoves and water heaters (all of which shall be deemed to be a part of the Real Estate whether physically attached thereto or not).

Mortgagor covenants that Mortgagor is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Real Estate, that the Real Estate is unencumbered except as stated hereinbelow and that Mortgagor will warrant and defend generally the title to the Real Estate all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring UVMC's interest in the Real Estate.

FURTHER TOGETHER with any and all awards, refunds and proceeds heretofore or hereafter made or paid, in any condemnation proceedings whatsoever or by purchase in lieu of condemnation, to the present or subsequent owners of the Real Estate for the acquisition of the Real Estate or any portion thereof, any interest therein, or use thereof for public or other purposes authorized by statute or for consequential damages on account thereof and also any award for any damage to the Real Estate and all proceeds of insurance policies in connection with the Real Estate; and all of such awards, refunds and proceeds are hereby assigned to the holder of the Note ("the Noteholder"), its successors and assigns, with the power to pursue, collect and receive and apply the same as provided for herein, whether or not then due and payable. The Mortgagor shall execute all additional instruments reasonably necessary to perfect this assignment or to substitute or add the Noteholder as petitioner in any such proceeding.

AS FURTHER security for the payment of the Note and the performance of the

