



MORTGAGE

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THIS MORTGAGE is made this 15th day of August 1983, between the Mortgagor, Bernice C. Shor, MaryMartha Baccarny, and William L. Baccarny, (herein "Borrower"), and the Mortgagee, MORTGAGE CORPORATION OF SOUTH CAROLINA, a corporation organized and existing under the laws of State of South Carolina, whose address is Piedmont East Building, Suite 500A, 37 Villa Road, Greenville, South Carolina, 29615 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 17,500.00 which indebtedness is evidenced by Borrower's note dated August 15, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 15, 1995;

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 and the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about one mile southwest of Greer, S.C., on the northeast side of Edwin Drive, being shown and designated as all of Lot No. 14 and one-half of Lot No. 15, as shown on a plat of property for Florence H. Peace by H.S. Brockman, Surveyor, December 15, 1949, and having the following courses and distances, to-wit:

BEGINNING on a stake on the northeast side of Edwin Drive, joint corner of Lots Nos. 13 and 14, and runs thence with the northeast side of said Drive, S. 56-00 E., 75 feet to a stake at the center point of Lot No. 15; thence N 34-25 E., 180.8 feet to a stake at the center point of the rear line of Lot No. 15 and on the B.W. Runion line; thence with the said line, N. 31-45 W., 80.85 feet to a stake on the said line, joint corner of Lots Nos. 1 and 14; thence with the common line of Lots 14, 1, and 13, S. 34-25 W., 214 feet to the beginning corner.

This is the same property conveyed to the grantor by deed of David Eldeen as recorded in the REC Office for Greenville County in Deed Book 1068 at Page 692, dated November 17, 1977.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

This also being the same property conveyed to Bernice C. Shor and MaryMartha Baccarny by deed of J. Wallace Smith, recorded March 11, 1980, in Deed Book 1121 at Page 953.

which has the address of 105 Edwin Street Taylors
South Carolina 29651 (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 therein "Funds" equal to one twelfth of the yearly taxes and assessments (including condominium and

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