



**MORTGAGE**

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THIS MORTGAGE is made this 25th day of January 1984 between the Mortgagor, B. F. Evett & Frances C. Evett (herein "Borrower"), and the Mortgagee, UniMortgage Corporation of SC, 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. \$ 34,500.00 which indebtedness is evidenced by Borrower's note dated January 25, 1984 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 February 1, 1999;

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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the Northwestern side of Evergreen Circle and being known and designated as Lot No. 5 on plat of Lakewood recorded in the R.M.C. Office for Greenville County in Plat Book "BBB", at Page 181, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Evergreen Circle at the joint front corner of Lots 5 and 6 and running thence along said Circle S 58-40 E 60 feet to an iron pin at the joint front corner of Lots 4 and 5; thence along the joint line of said lots N 49-46 E. 153.5 feet to an iron pin; thence N 43-09 W 287.8 feet to an iron pin at the rear joint corner of Lots 5 and 6; thence along the joint line of said lots S 6-14 E 278 feet to the point of BEGINNING.

Also, All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the Northwestern side of Evergreen Circle and being known and designated as Lot No. 6 and a portion of Lot No. 7 on plat of Lakewood recorded in the R.M.C. Office for Greenville County in Plat Book "BBB", at Page 181, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Evergreen Circle at the joint front corner of Lots 6 and 7 and running thence along the northwestern side of said circle, the chord of which is N. 43-24 E. 60 feet to an iron pin at the joint front corner of Lots 5 and 6; thence along the joint line of said lots, N. 6-14 W. 278 feet to an iron pin; thence, S. 31-46 W. 251.2 feet to an iron pin; thence along the joint line of Lots 6 and 7 S. 48-49 E. 159 feet to the point of BEGINNING. Also, the portion of Lot 7 as shown on the Revision by Campbell and Clarkson, Surveyors, dated August 29, 1969, which has approximately a 50 foot frontage and 50 feet in the rear.

DERIVATION: Being the same property conveyed to the Mortgagors by deed of Levis L. Gilstrap recorded July 10, 1972 in Deed Book 948, Page 380.

which has the address of ... Route 1 Evergreen Circle Simpsonville South Carolina 29681 (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

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SOUTH CAROLINA - HOME IMPROVEMENT - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

#1057-SC

STATE OF SOUTH CAROLINA DEPARTMENT OF REVENUE TAX COMMISSIONER'S OFFICE STAMP

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