

FILED
GREENVILLE, S.C.
Dec 3 10 10 AM '84
DONNIE S. TAYLORSLEY
R.H.C.

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MORTGAGE

THIS MORTGAGE is made this .26th . day of November 19.. 84, between the Mortgagor, ... Linda B. Osborne (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 , 000 . 00, which indebtedness is evidenced by Borrower's note dated . November . 26 , . 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 December . 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, situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Oakwood Avenue, near the City of Greenville, being shown and designated as Lot No. 51 and the northern half of Lot No. 52 on plat of Oakwood Acres, Section 2, recorded in the RMC Office for Greenville County, S. C. in Plat Book DDD, at Page 113, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Oakwood Avenue, at the joint front corner of Lots Nos. 50 and 51, and running thence along the joint line of said lots, N. 82-30 W. 182 feet to an iron pin on the rear line of Lot No. 3; thence along rear line of Lot No. 3 and continuing along rear line of Lot No. 2, S. 16-30 W. 136.8 feet to an iron pin at rear corner of Lot recently conveyed by J. P. Medlock to Charles D. Stillwell; thence along the line of said lot, S. 82-38 E. 201.35 feet, more or less, to an iron pin on the western side of Oakwood Avenue, in the center of the front line of Lot No. 52; thence along the western side of said Oakwood Avenue, N. 7-30 E. 135 feet to the beginning corner.

This is the identical property conveyed to Charles A. Osborne and Linda B. Osborne by deed of Earl Edward Peterson and Martha Jewell Peterson dated March 1, 1967, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 816, at Page 586; the said Charles A. Osborne subsequently conveyed his one-half undivided interest in and to the subject property to Linda B. Osborne by deed dated October 31, 1974, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1009, at Page 717.

which has the address of .104. Oakwood Avenue Taylors
[Street] [City]
South Carolina 29687 (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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