

FILED
GREENVILLE S.C.

BOOK 1337 PAGE 705

MAY 24 9 22 AM '83

MORTGAGE

THIS MORTGAGE is made this 17th day of May 1983 between the Mortgagor Elizabeth M. Goodwin (herein "Borrower") and the Mortgagee United Virginia Mortgage Corporation a corporation organized and existing under the laws of the State of Virginia whose address is 900 E. Main Street, Richmond, Virginia 23219 (herein "Lender").

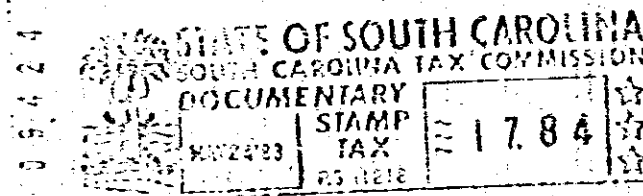
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 44,550.00 which indebtedness is evidenced by Borrower's note dated May 17, 1983, and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on May 15, 1993;

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 on the northwestern side of Kenilworth Drive, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 6 on a plat entitled Section IV, of Wellington Green, prepared by Piedmont Engineers & Architects, recorded in the RMC Office for Greenville County, S. C. in Plat Book WW, at Page 36, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the northwestern side of Kenilworth Drive, at the joint front corner of Lots Nos. 5 and 6, and running thence along Kenilworth Drive, S. 36-45 W. 110 feet to a point; thence running, N. 51-32 W. 250.5 feet to a point; thence following the creek as the line, N. 40-39 E. 85 feet to a point; thence running, S. 57-24 E. 245.4 feet to the point of beginning.

This is the same property conveyed to Jack C. Goodwin, Jr. and Elizabeth M. Goodwin by deed of Jack E. Shaw Builders, Inc., dated March 2, 1970, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 885, at Page 340, on March 4, 1970; subsequently, the said Jack C. Goodwin, Jr. conveyed his interest in the subject property to Elizabeth M. Goodwin by deed dated February 14, 1974, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 994, at Page 48, on February 19, 1974.



which has the address of 900 Kenilworth Drive, Greenville, South Carolina 29615 (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 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

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