

FILED
JUL 29 1983
B. S. T. [unclear]

MORTGAGE

THIS MORTGAGE is made this 26th day of July 1983 between the Mortgagor, Karlene Long, also known as Karlene Long Ferguson, & John Dewey Ferguson (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. \$ 16,900.00 which indebtedness is evidenced by Borrower's note dated July 26, 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 1, 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 piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 27 on Plat of North Garden, said plat being recorded in the RMC Office for Greenville County, S. C. in Plat Book EE, Page 63, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of North Garden Circle, N. 11-09 W. 63.9 feet to an iron pin; thence around the curve of North Garden Circle, the chord of which is N. 57-28 W. 27.6 feet to an iron pin, thence S. 76-13 W. 137.9 feet to an iron pin, corner of Lot 28; thence along the rear line of Lot 28, S. 10-10 E. 77.4 feet to an iron pin; thence along the line of Lot 26, N. 80-48 W. 159.4 feet to an iron pin, the point of beginning.

This being the same property conveyed to grantor by deed of Jerry W. Langston dated September 3, 1969, recorded in the RMC Office for Greenville County in Deed Book 875, page 129.

This deed is made subject to a certain mortgage in favor of C. Douglas Wilson & Co. which mortgage is recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 979, Page 505, having an original principal balance of \$13,050.

This deed is made subject to any restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

This being the same property conveyed to Karlene Long, also known as Karlene Long Ferguson, by Randy N. Long recorded July 23, 1980 in Deed Book 1129, Page 745.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
JUL 29 1983
STAMP 100.78

which has the address of 35 North Garden Circle Greenville
[Street] [City]
South Carolina 29606 (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 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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