

RECORDED
FEB 13 11 11 AM '84
SOUTH CAROLINA
R.M.C. MOLEY

1027-972

MORTGAGE

THIS MORTGAGE is made this 7th day of February, 1984, between the Mortgagor, D. Michael Parham and Judith H. Parham (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. \$ 30,150.00 which indebtedness is evidenced by Borrower's note dated February 7, 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 February 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, together with improvements thereon, situate, lying and being on the northeastern side of Riverside Drive in the City of Greenville, Greenville County, South Carolina, being part of a subdivision known as MARSHALL FOREST, a plat of which is recorded in the Greenville County RMC Office in Plat Book H, Pages 133-135, being also shown on plat entitled "Katherine W. Strock Property" recorded in the RMC Office, Greenville County, Plat Book 4Z, Page 27, and having according to said plat and a more recent plat entitled "Property of David M. Parham and Judith H. Parham" dated December 11, 1980 by Freeland & Associates, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Riverside Drive which pin is located 774.6 feet from the point of intersection of the southern right of way of Riverside Drive (Brookside Way) and the eastern right of way of Marshall Court, and from said point of beginning, continuing along the northeastern right of way of Riverside Drive, N. 44-13 W. 105.0 feet to an iron pin on said right of way at the corner of property formerly owned by Webster; thence leaving Riverside Drive and running N. 47-35 E. 198.3 feet to an iron pin on the southwestern bank of the Reedy River; thence S. 49-27 E. 105.8 feet to an iron pin on the southwestern bank of the Reedy River; thence S. 47-35 W. 208.0 feet to an iron pin on Riverside Drive, being the point of beginning.

This being the same property conveyed to the mortgagors herein by deed John L. Martin, individually and as Administrator CTA of the Estate of Kaja Lilly Porteck, deceased, dated December 17, 1980, and recorded in the RMC Office for Greenville County in Deed Book 1139 at Page 121.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
FEB 12 1984
TAX \$ 12.08

which has the address of 347 Riverside Drive Greenville
[Street] [City]
South Carolina 29605 (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.

SOUTH CAROLINA - HOME IMPROVEMENT - 1 80 FNMA/FHLMC UNIFORM INSTRUMENT Modified 6 83

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