

FILED
FEB 22 1984
REC'D
S. J. JACOBI

MORTGAGE

VOL 1648 PAGE 897
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THIS MORTGAGE is made this 15th day of February 1984 between the Mortgagor, Lucy Maria Velez-Norena & Julia C. Velez (herein "Borrower"), and the Mortgagee, Uni Mortgage 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. \$ 8,400.00 which indebtedness is evidenced by Borrower's note dated February 15, 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 March 1, 1991;

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 said state and county, lying on the southeastern side of Sunshine Avenue being shown and designated as Lot 47 on a plat of Sans Souci Highlands recorded in the RMC Office for Greenville County in Plat Book L, page 173, and having the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Sunshine Avenue at the joint front corner of Lots 46 & 47 and running thence along the common line of said Lots S 66-40 E. 153.1 feet to an iron pin; thence S 22-38 W 50 feet to an iron pin; thence running along the common line of Lots 47 & 48 N 66-40 W 153.0 feet to an iron pin on the southeastern side of Sunshine Avenue; thence along the said Sunshine Avenue N 22-30 E. 50.0 feet to the point of beginning.

DERIVATION: Being the same property conveyed to the Mortgagors by deed of Robert A. Bailey and G. Don Poore to be recorded.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
FEB 22 1984
0338

which has the address of 11 Sunshine Avenue Greenville
[Street] [City]
South Carolina 29609 (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

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