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## 96127 MURTGAGE

\_, 19<u>84</u> , between the 2nd day of <u>November</u> THUS PACETGAGE IS JUST NO (herein "Borrower"), Mortgagor, U/ TJohn Coedill and the Mortgages, UniMortgage Corporation of SC, a corporation organized and existing under the laws 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. § 110,000.00which indebtedness is evidenced by Borrower's note dated November 2, 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 November 10, 1999

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 , State of South Carolina: following described property located in the County of <u>Greenville</u>

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, in Chick Springs Township, containing 9.1 acres, more or less, and being a portion of the T. B. Nalley property, as shown on plat prepared by C. O. Riddle, dated October, 1960, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the intersection of Buckhorn Road and Paris Mountain State Park Road, and running thence N. 8-15 W. 130.2 feet to an iron pin; thence continuing along the center of Buckhorn Road, N. 21-18 E. 299.8 feet; thence continuing along the center of said Road N. 7-36 E. 121.2 feet; thence continuing along the center of said Road N. 2-42 E. 111.3 feet to an iron pin at corner of property of T. B. Nalley, being shown as Lot No. 11, on plat recorded in RMC Office for Greenville County, S. C. in Plat Book S at page 55; thence S. 89-40 E. 602.4 feet; thence along Lot No. 12 of said subdivision, S. 8-24 W. 660 feet to an iron pin in center of Paris Mountain State Park Road; thence along Paris Mountain State Park Road, N. 88-27 W. 616 feet to the point of beginning.

Being the same property conveyed to the Mortgagor by deed of William H. Josleyn and Dorothy I. Josleyn recorded February 24, 1981 in Deed Book 1143, Page 178.

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which has the add	ress of Rou	te 5 State Park Road	Greenville
		[Street]	[City]
South Carolina	29609	(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.

Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, interest are payable under the Borrower shall pay to Lender on the day monthly payments of principal and 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.

If Borrower pays funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower Interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

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