

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
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Suite 106, Piedmont Center
Greenville, S.C.
MORTGAGE

#9303-027292
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GREENVILLE CO. S.C.

THIS MORTGAGE, dated as of the 2nd day of October 1981, by and between Christine C. Simmons and [unclear] (hereinafter called "the Mortgagor"), and UNITED VIRGINIA MORTGAGE CORPORATION, a Virginia corporation (hereinafter called "UVMC"), recites and provides:

The Mortgagor has made a mortgage note of even date herewith (hereinafter called "the Note"), payable to UVMC or order, in which the Mortgagor waived the benefits of the Homestead Exemption, in the original principal amount of \$23,490.00, bearing interest at a rate of 17.75 percent (17.75%) per annum such principal and interest to be payable in full by the Mortgagor in monthly installments as follows: \$419.50 Dollars on the 15th day of November, 1981, and a like amount on the same day of each and every month thereafter for 119 (119) months, except that the last installment shall be \$419.50; provided, however, that if not sooner paid, the balance of such principal amount together with rights of contract and otherwise until an event of default hereunder as hereinafter defined and an acceleration of the Note, but such rents, issues, profits, revenues, royalties, rights of contract and otherwise may, notwithstanding such assignment, be exercised and enforced by the Mortgagor until such an event of default and acceleration of the Note.

The Real Estate together with the Leases and all other rights and property hereinabove granted and conveyed shall hereinafter be referred to as "the Properties".

Furthermore, this Mortgage shall be, for the benefit of the Noteholder, a Security Agreement pursuant to the provisions of Title 36-9-101 et seq. of the Code of South Carolina, as amended.

1. Affirmative Covenants of the Mortgagor.

The Mortgagor covenants and agrees as follows:

- (a) Payment of the Note. The Mortgagor shall pay the principal of and the interest on the Note when and as the same shall become due.
- (b) Performance of Covenants. The Mortgagor shall at all times fully perform and comply with all covenants, agreements, terms, conditions and warranties contained in the note and this Mortgage.

25591 GCT01-----3 AP 5 83
Date: 06/17/92 2.2000

Witness: U.B. Macey

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GREENVILLE CO. S.C.
FILED
APR 5 3 50 PM '83
DONNIE S. TANNER
R.M. BENS
EQUITY FINANCE DIVISION

APR 5 1983
P.O. and SAISEL
Estate of [unclear]
By: [Signature]
Assistant Vice President

