

JAN 20 1984
T. S. Tinkler

MORTGAGE

96063 VOL 1644 PAGE 814

THIS MORTGAGE is made this 13th day of January 1984 between the Mortgagee Raymond L. Johnson & Eunice M. Johnson (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. \$ 11,400.00 which indebtedness is evidenced by Borrower's note dated January 13, 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 February 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 66, Extension of Sharon Park, on plat prepared by R. B. Bruce, R.L.S., dated July 29, 1970, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 4-E, page 141, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Melody Lane at the joint front corner of Lots 65 and 66, and running thence along the common line of said lots, N. 85-30 W. 177.6 feet to a point; thence N. 11-25 E. 80.7 feet to a point; thence S. 85-30 E. 167.9 feet to an iron pin on the Western side of Melody Lane; thence along the Western side of Melody Lane, S. 4-30 W. 80 feet to an iron pin, the point of beginning.

This conveyance is subject to any and all existing easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

DERIVATION: Being the same property conveyed to Raymond L. Johnson and Eunice M. Johnson by deed of Beverly A. Bolick recorded September 6, 1983 in Deed Book 1195, Page 852.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JAN 20 1984
TAX
04.56
RS 11218

which has the address of 8 Melody Lane Greenville
(Street) (City)
South Carolina 29611 (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

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

#1057-SC

5.00 3 1A01

180

174328 W-2