

FILED
MAY 24 1983
Donnie S. Tankersley

JUN 10 1983
MORTGAGE

BOOK 1011 PAGE 36
96002
BOOK 1507 PAGE 936

THIS MORTGAGE is made this 20th day of May 1983 between the Mortgagor, Harold Baugstat and Maureen Baugstat (herein "Borrower"), and the Mortgagee, [Name] Mortgage Corporation of SC, a corporation organized and existing under the laws of State of South Carolina whose address is Piedmont East Building Suite 500 A 37 Villa Road Greenville, South Carolina 29615 (herein "Lender").

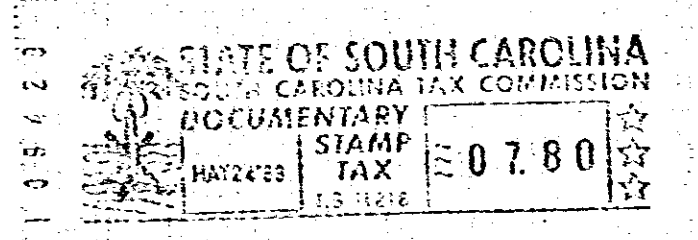
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 19,500.00 which indebtedness is evidenced by Borrower's note dated May 20, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on June 1, 1990;

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 tract of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as Tract No. 10 as shown on revised plat of property of Sanford L. Lindsey, recorded in the RMC Office for Greenville County in Plat Book WW at page 354, reference being craved to said plat for a more particular metes and bounds description.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

This is the same property conveyed to Leonard B. Lipscomb and Jessie P. Lipscomb by deed of Lee O. Huskamp and Julia D. Huskamp dated September 26, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1008 at page 386. Jessie P. Lipscomb, same as Jessie Pike Lipscomb, died testate on October 29, 1977, devising by her last Will and Testament her interest in the above described property to Leonard Brooks Lipscomb. The estate of Jessie Pike Lipscomb is filed for record in the Probate Court for Greenville County in Apartment 1492, File 5. Subsequently, Leonard Brooks Lipscomb, same as Leonard B. Lipscomb, died testate on September 10, 1978, devising by his last Will and Testament the above described property to Edwin L. Lipscomb, Annette L. Jennings and Frances L. Hitt, the grantors herein. The estate of Leonard Brooks Lipscomb is filed for record in the Probate Court for Greenville County in Apartment 1528, File 17.



which has the address of 244 Greenbriar Drive Simpsonville South Carolina 29681 (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 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 - FRMA/FHLMC UNIFORM INSTRUMENT JUN 9 83 070 5.0000

#1057-SC

GCTO 3 MY24 83 020 4.0000

003

4328 W23