

GREENVILLE FILED

Aug 8 1983

MORTGAGE

1983 1254

THIS MORTGAGE is made this 2nd day of August 1983 between the Mortgagor, Henry N. Forrest, Jr. and Sharon W. Forrest (therein "Borrower"), and the Mortgagee, United Virginia Mortgage Corporation, a corporation organized and existing under the laws of the State of Virginia whose address is 900 E. Main Street, Richmond, Virginia 23219 (therein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 21,014.96 which indebtedness is evidenced by Borrower's note dated August 2, 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 August 15, 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, with all improvements thereon, situate, lying and being on the southeastern side of View Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 101 on Plat of Grand View Heights, Section No. 2, prepared by R. B. Bruce, RLS, dated January 17, 1969, revised June 4, 1973, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X, at Page 66, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of View Drive, at the joint front corner of Lots Nos. 100 and 101, and running thence along said Drive, N. 34-22 E. 115 feet to an iron pin at the joint front corner of Lots Nos. 101 and 102; thence along the common line of said lots, S. 48-06 E. 237.4 feet to an iron pin at the joint corner of Lots Nos. 101, 102, and 103; thence along the common line of Lots Nos. 101 and 103, S. 19-45 E. 50 feet to an iron pin at the joint rear corner of said lots; thence S. 70-15 W. 115 feet to an iron pin at the joint rear corner of Lots Nos. 100 and 101; thence along the common line of said lots, N. 45-09 W. 212 feet to an iron pin at the joint front corner of said lots on the southeastern side of View Drive, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Bobby Joe Jones Builders, Inc., dated July 11, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1106, at Page 523, on July 11, 1979.

which has the address of Route 5, View Drive, Travelers Rest, South Carolina 29690 (therein "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

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