

FILED
AUG 12 1983

MORTGAGE

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THIS MORTGAGE is made this 10th day of August 1983, between the Mortgagor, Claude P. Hoover & Sallie C. Hoover (herein "Borrower"), and the Mortgagee, UNIMORTGAGE CORPORATION OF SOUTH CAROLINA, a corporation organized and existing under the laws of the 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. \$ 59,000.00 which indebtedness is evidenced by Borrower's note dated August 10, 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 10, 1998;

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 State of South Carolina, County of Greenville, being shown and designated as Lot 2 on a plat of Imperial Hills recorded in the Office of the RMC for Greenville County in Plat Book BBB at Page 35, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Mountain Creek Road, S.C. Highway 253, joint front corner of Lots 2 and 3 and running thence along the right of way of said highway, S 59-43 W 100 feet to an iron pin; thence with the curvature of said intersection of said highway and Wakewood Way, N 73-23 W 27.5 feet to an iron pin on the easterly side of Wakewood Way; thence along the easterly side of Wakewood Way N26-30W 89.1 feet to an iron pin; thence continuing along said Way N 19-47 W 55.1 feet to an iron pin, joint corner with Lot 8; thence along the joint common line of Lots 2 and 8, N 61-46 E 102.6 feet to an iron pin, joint corner of Lots 2 and 3; thence along the common line of Lots 2 and 3 S 30-17 E 159.4 feet to the point of beginning.

This is the same property conveyed to the Grantor Barbara J. Elliman by deed of James Gary Barbare, dated August 29, 1980 and recorded August 29, 1980 in the Office of the RMC for Greenville County in Deed Book 1132 at Page 345.

This being the same property conveyed to Claude P. Hoover and Sallie C. Hoover by deed of Barbara J. Elliman (now known as Barbara Elliman-Barbare) filed August 11, 1981 in Deed Book 1153 at Page 349.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 23.00

which has the address of 2 Wakewood Way Greenville
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 for the leasehold estate if this Mortgage is on a leasehold estate 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 therein "Funds" equal to one twelfth of the yearly taxes and assessments (including condominium and

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