



**MORTGAGE**

96029

BOOK 1025 PAGE 385

THIS MORTGAGE is made this 2nd day of September 1983, between the Mortgagor, Paul Henry Newton and Betty Jo Newton (herein "Borrower"), and the Mortgagee, Uni Mortgage 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. \$ 25,500.00 which indebtedness is evidenced by Borrower's note dated September 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 September 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 in the County of Greenville, State of South Carolina, known and designated as Lot 19 of Broadmoor Subdivision as shown by a plat thereof made by Piedmont Engineering Service and recorded in the RMC Office for Greenville County in Plat Book RR at page 47; and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin in the eastern side of Holmsby Lane, corner of Lot 18 and running thence with the eastern side of Holmsby Lane, N. 3-30W. 105.0 feet to an iron pin at corner of Lot 20; thence N. 87-33W. 167.2 feet to an iron pin; thence S. 1-16W. 80.0 feet to an iron pin; thence S. 83-41W. 160 feet to the point of beginning. This is the same property conveyed to the grantor herein by deed of Benjamin Jerry Kelly dated December 30, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1048 at page 842. This property is conveyed subject to easements, restrictions and rights-of-way of record. This being the same property conveyed to Paul Henry Newton and Betty Jo Newton by deed of Irma Goodman Kelly recorded March 8, 1983 in Deed Book 1183 at page 945.

501  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DEED BOOK 1025 PAGE 385  
SEP 13 1983  
STAMP

which has the address of 9 Holmsby Lane Taylors  
[Street] [City]  
South Carolina 29687 (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 seised 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

