

FILED  
SEP 19 1983  
Donnie S. Tankersley

**MORTGAGE**

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BOOK 1626 PAGE 341

THIS MORTGAGE is made this 14th day of September 1983, between the Mortgagor, David William Stacey and Barbara M. Stacey (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. \$ 25,500.00 which indebtedness is evidenced by Borrower's note dated September 14, 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 October 1, 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, being shown and designated as Lot 1 on plat of Spring Forest, recorded in the RMC Office for Greenville County, S.C., in Plat Book XX at Page 126, and has metes and bounds described therein.

This being the same property conveyed to the grantor herein by deed of Donald O. Launius dated June 1, 1977 and recorded in the RMC Office for Greenville County August 22, 1978, in Deed Book 1085 at Page 858.

This conveyance is subject to all restrictions, setback lines, zoning ordinances, roadways, easements, and rights-of-way, if any, affecting the above-described property.

This also being the same property conveyed to David William Stacey and Barbara M. Stacey by deed of J. Doyle Launius recorded September 16, 1980 in Deed Book 1133, Page 555.

which has the address of 325 Butler Springs Road, Greenville, South Carolina 29615 (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

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