



**MORTGAGE**

96035  
1927 707

THIS MORTGAGE is made this 21st day of September 1983 between (The Mortgagor) Bobby E. Dillard & Louie K. Dillard & Beth R. Dillard (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 21, 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 lot of land situate on the Northeast side of the Adams Road near the town of Mauldin in Austin Township, Greenville County, South Carolina, being shown as Lot No. 27, on Plat of Mauldin Heights Sub-division, made by Terry T. Dill, Surveyor, February 28, 1953, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book DD, page 113, and having according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin in the Adams Road, at joint corner of Lots 26 and 27, and running thence with the line of Lot 26, N. 59-00 E. 165 feet to an iron pin, thence with the line of Lot 28, S. 29-55 E. 122.6 feet to an iron pin on the Northwest side of Crestwood Drive; thence along the Northwest side of Crestwood Drive, S. 66-50 W. 165 feet to an iron pin in the Adams Road, thence along the Adams Road, N. 31-00 W. 100 feet to the beginning corner.

This is a portion of that property conveyed to E.M. Bishop and Stanley Batson by deed of Thomas B. Cooper dated June 8, 1945, recorded in the R.M.C. Office for Greenville County S.C., in Deed Book 276, page 281. Subsequently Stanley Batson conveyed his undivided one-half (1/2) interest in the above lot to the Grantor, E.M. Bishop.

Said property is the same conveyed to Louie M. Dillard and Betty B. Dillard by deed of E.M. Bishop dated April 22, 1953, and recorded in the R.M.C. Office for Greenville County in Deed Book 477 at Page 79. Subsequently, Louis Maurice Dillard (same as Louie M. Dillard) died testate, willing his interest in said property to his wife, Betty B. Dillard, as more fully appears in the probate of his estate filed in the Office of the Probate Judge for Greenville County in Apartment 1326 at File 5. Subsequently, Betty B. Dillard died testate and willed her interest in said property to her children Bobby E. Dillard and Louie K. Dillard, as appears more fully in the probate of her estate filed in the Office of the Probate Judge for Greenville County in Apartment 1500 at File 20. Being the same property acquired by Bobby E. Dillard and Louie K. Dillard from the estate of Betty B. Dillard. See Probate File No. 1500, Page 20.

which has the address of 123 Ashmore Bridge Road Mauldin  
[Street] [City]  
South Carolina 29662 (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 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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RECORDED IN THE COUNTY CLERK'S OFFICE  
GREENVILLE COUNTY, SOUTH CAROLINA  
SEP 27 1983  
STAMP TAX \$10.30

2325-RV-21