

FILED  
OCT 28 1983  
Donnie S. Toaster

**MORTGAGE**

96042  
BOOK 1633 PAGE 115

THIS MORTGAGE is made this 21st day of October 1983 between the Mortgagor, Harold Owens & Fredonia Owens (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. \$ 4,200.00 which indebtedness is evidenced by Borrower's note dated October 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 November 1, 1986;

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 tract or parcel of land, situate lying and being in the City of Greenville, County of Greenville, State of South Carolina, situate on the North side of Pacific Avenue being shown as all of Lot No. 345 and the Western half of Lot No. 344 of Pleasant Valley as made by Dalton & Neves and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "EE" at Page 5, and having according to a plat prepared by Carolina Surveying Co. for Harold L. Lomax and Deborah F. Lomax, dated January 28, 1976, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pacific Avenue at the joint front corner of Lots Nos. 345 and 346 and running thence N. 0-08 W. 160 feet to an iron pin at the joint rear corner of Lots 345 and 346, running thence N. 89-52 E. 90 feet to an iron pin, running thence with the right-of-way of Pacific Avenue, S. 89-52 W. 90 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to Fredonia Owens by Patricia Roberts Harris, Secretary of Housing and Urban Development, of Washington, D.C., by deed dated July 11, 1978 and recorded July 18, 1979 in deed volume 1083 at page 369 of the Office of the R.M.C. for Greenville County, S.C. and is conveyed subject to any restrictions, reservations, zoning ordinances, easements, and/or rights of way that may appear of record, on the recorded plat or on the premises. See also Deed Volume 1102, Page 138.

OFFICE OF THE REGISTER OF DEEDS  
GREENVILLE, SOUTH CAROLINA  
RECORDED  
STAMP TAX \$01.00

which has the address of 106 Pacific Avenue Greenville  
[Street] [City]  
South Carolina 29605 (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.

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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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