

**MORTGAGE**

96068

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THIS MORTGAGE is made this 18th day of January 1984 between the Mortgagor Louis D. Lempeis & Lynn D. Lempeis (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").

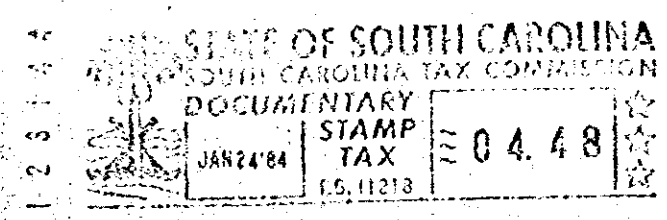
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 11,200.00 which indebtedness is evidenced by Borrower's note dated January 18, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on February 1, 1991;

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 situate, lying and being on the southern side of Gray Fox Square, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 41 as shown on the plat entitled "Gray Fox Run", prepared by C.O. Riddle, dated January 2, 1976, revised March 4, 1976, recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Page 9, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Gray Fox Square at the joint front corner of Lots Nos. 41 and 42 and running thence with the line of Lot No. 42 S. 5-57 E. 137.6 feet to an iron pin in line of property now or formerly of Tom Hammond; thence with the line of said Hammond Property S. 82-57 W. 91.2 feet to an iron pin in the line of Lot No. 39; thence with the line of Lot No. 39 N. 22-31 W. 47.9 feet to an iron pin in the line of Lot No. 40; thence with the line of Lot No. 40 N. 2-36 E. 105 feet to an iron pin on the Southern side of Gray Fox Square; thence with the Southern side of Gray Fox Square S. 87-24 E. 49.4 feet to an iron pin; thence continuing the Southern side of Gray Fox Square N. 88-22 E. 40.5 feet to the point of beginning.

DERIVATION: Being the same property conveyed to the Mortgagors by deed of Edward Louis Schwartz and Linda Lea Schwartz recorded August 31, 1979 in Deed Book 1110, Page 651.



which has the address of 302 Gray Fox Square Taylors South Carolina 29687 (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

