

JAN 30 1984

MORTGAGE

96072

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THIS MORTGAGE is made this 25th day of January 1984 between the Mortgagor, Alan L. Parra & Jeannette K. Parra (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. \$ 9,200.00 which indebtedness is evidenced by Borrower's note dated January 25, 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, 1989;

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, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 232 on a Plat of ROBERT J. EDWARDS PROPERTY, recorded in the RMC Office for Greenville County in Plat Book EE, at Page 61, and having, according to a more recent survey by Freeland & Associates, dated November 21, 1979, the following metes and bounds:

BEGINNING at an iron pin on the western side of Elizabeth Drive, joint front corner of Lots 231 and 232, and running thence with the common line of said Lots, S 56-30 W, 200.0 feet to an iron pin; thence with the rear line of Lot 232, N 33-30 W, 100.0 feet to an iron pin, joint rear corner of Lots 232 and 233; thence with the common line of said Lots, N 56-30 E, 200.0 feet to an iron pin on the western side of Elizabeth Drive; thence with Elizabeth Drive, S 33-30 E, 100.0 feet to an iron pin, the point of beginning.

DERIVATION: Being the same property conveyed to the Mortgagors by deed of Gilbert E. Carlson & Linda E. Carlson recorded November 26, 1979 in Deed Book 1116, Page 304.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JAN 30 1984
STAMP TAX \$ 03.68

which has the address of 304 Elizabeth Drive 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 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

SOUTH CAROLINA - HOME IMPROVEMENT - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

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