

FILED  
JAN 30 1994  
Donnie S. Tankersley

**MORTGAGE**

96073 VOL 1645 PAGE 818

THIS MORTGAGE is made this 25th day of January 1984 between the Mortgagors William F. Herron & Frances M. Herron (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. \$ 13,600.00 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, 1993;

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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Unit 1-0 of TOWN PARK of Greenville, S.C., Horizontal Property Regime, as is more fully described in Master Deed dated June 5, 1970, recorded in the RMC Office for Greenville County in Deed Volume 891, at Page 243, and by Amendment to Master deed recorded July 15, 1971, in Deed Volume 920, at Page 305, and Amendment recorded November 1, 1973, in Deed Volume 987, at Page 349; and survey and plat plans recorded in Plat Book 4-G, at Pages 69, 71 and 73.

DERIVATION: Being the same property conveyed to the Mortgagors by deed of Lloyd W. Gilstrap recorded January 30, 1978 in Deed Book 1072, Page 795.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
JAN 30 1984  
STAMP TAX \$ 05.44

which has the address of 3706 East North Street Town Park #1 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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