

FILED
FEB 15 1984
Greenville, S.C.

MORTGAGE

96075

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THIS MORTGAGE was made this 9th day of February 1984 between the Mortgagors, W. Earl Dendy & Carolyn Ann G. Dendy (herein "Borrower"), and the Mortgagee, Mortgage 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. \$ 19,500.00 which indebtedness is evidenced by Borrower's note dated February 9, 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 15, 1996;

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 in the County of Greenville, State of South Carolina, being known and designated as Lot No. 9 as shown on plat of property of Charles L. Tidwell, prepared by Dalton & Neves, dated September, 1952, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on a County Road, joint front corner of Lots 9 and 10; running thence N 83-34 E 193.3 feet to an iron pin; running thence S 6-26 E 89.4 feet to an iron pin; running thence along property of Clarence Eubanks S 85-05 W 188 feet to an iron pin on the County Road; running thence along said County Road N 10-10 W 84.5 feet to beginning corner.

DERIVATION: Being the same property conveyed to the Mortgagors by deed of E.M. Hanna recorded July 16, 1973 in Deed Book 979, Page 117.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP TAX FEB 15 1984 \$ 07.80

which has the address of Route 13 Kondros Circle Greenville South Carolina 29611 (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 - FIMA/FIMC UNIFORM INSTRUMENT

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