

FILED  
FEB 22 1984  
Deane S. Bakerby

**MORTGAGE**

96078 PL 1648 PAGE 902

THIS MORTGAGE is made this 14th day of February 1984 between the Mortgagor John A. Cogdill (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. \$ 90,000.00 which indebtedness is evidenced by Borrower's note dated February 14, 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 March 1, 1999;

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 in the County of Greenville, State of South Carolina, in Chick Springs Township, containing 9.1 acres, more or less, and being a portion of the T. B. Nalley property, as shown on plat prepared by C. O. Riddle, dated October, 1960, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the intersection of Buckhorn Road and Paris Mountain State Park Road, and running thence N. 8-15 W. 130.2 feet to an iron pin; thence continuing along the center of Buckhorn Road, N. 21-18 E. 299.8 feet; thence continuing along the center of said Road N. 7-36 E. 121.2 feet; thence continuing along the center of said Road N. 2-42 E. 111.3 feet to an iron pin at corner of property of T. B. Nalley, being shown as Lot No. 11, on plat recorded in RMC Office for Greenville County, S.C. in Plat Book S at page 55; thence S. 89-40 E. 602.4 feet; thence along Lot No. 12 of said subdivision, S. 8-24 W. 660 feet to an iron pin in center of Paris Mountain State Park Road; thence along Paris Mountain State Park Road, N. 88-27 W. 616 feet to the point of beginning.

DERIVATION: Being the same property conveyed to the Mortgagor by deed of William H. Josleyn & Dorothy I. Josleyn recorded February 24, 1981 in Deed Book 1143, Page 178.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
FEB 22 1984  
36.00

which has the address of Route 5 State Park Road Greenville South Carolina 29609 (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-FRMA/FHLMC UNIFORM INSTRUMENT

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