

Piedmont Center Office Building, Suite 100
133 Villa Road
Greenville, S. C. 29615

85 PAGE 1282 REC. 1575 PAGE 722
#93-03-028436

JUL 21 10 17 AM '82

MORTGAGE

THIS MORTGAGE, dated as of the 15th day of July, 1982, by and between George A. King and Sylvia H. King, husband and wife, (hereinafter jointly called "the Mortgagor"), and UNITED VIRGINIA MORTGAGE CORPORATION, a Virginia corporation (hereinafter called "UVMC"), recites and provides.

The Mortgagor has made a mortgage note of even date herewith (hereinafter called "the Note"), payable to UVMC or order, in which the Mortgagor waived the benefits of the Homestead Exemption, in the original principal amount of \$ 21,100.00, bearing interest at a rate of sixteen percent (16%) per annum such principal and interest to be payable in full by the Mortgagor in monthly installments as follows: \$353.46 Dollars on the 15th day of August, NINETEEN 82, and a like amount on the same day of each and every month thereafter for one hundred 119 months, except that the last installment shall be \$353.46; provided, however, that if not sooner paid, the balance of such principal amount together with interest thereon shall be due and payable in full on the 15th day of July, 1992.

NOW THEREFORE, the Mortgagor hereby grants and conveys to UVMC, its successors and assigns to secure the payment of the Note, all additional sums, with interest thereon, advanced under the Note and this Mortgage, and the performance of the covenants, agreements, terms, conditions and warranties contained in the Note and this Mortgage, in fee simple, with General Warranty and English covenants of title, the following property together with all improvements thereon and appurtenances thereunto belonging, all situated in the County of Greenville, South Carolina (hereinafter called "the Real Estate"), being shown and designated as Lot 56 on plat of PINE BROOK FOREST SUBDIVISION, according to plat thereof recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4-X, at pages 48 and 49, shall not constitute a surrender by the Mortgagor of the Leases and such rents, issues, profits, revenues, royalties, rights of contract and otherwise until an event of default hereunder as hereinafter defined and an acceleration of the Note, but such rents, issues, profits, revenues, royalties, rights of contract and otherwise may, notwithstanding such assignment, be exercised and enforced by the Mortgagor until such an event of default and acceleration of the Note.

The Real Estate together with the Leases and all other rights and property hereinabove granted and conveyed shall hereinafter be referred to as "the Properties".

Furthermore, this Mortgage shall be, for the benefit of the Noteholder, a Security Agreement pursuant to the provisions of Title 36-9-101 et seq. of the Code of South Carolina, as amended.

1. Affirmative Covenants of the Mortgagor.

The Mortgagor covenants and agrees as follows:

- (a) Payment of the Note. The Mortgagor shall pay the principal of and the interest on the Note when and as the same shall become due.
- (b) Performance of Covenants. The Mortgagor shall at all times fully perform and comply with all covenants, agreements, terms, conditions and warranties contained in the Note and this Mortgage.

400 8 43401801

*Conrad
Dennis S. Linkerley
RMC*

JUN 7 1982

38810
Witness: Diane C. Lewis

[Signature]
Diane C. Lewis

HORTON, CRAWDY, WARD & JOHNSON, P.A.
EQUITY FINANCE DIVISION

FILED
JUL 21 1982
GREENVILLE, S.C.

4328