

GREENVILLE CO. S. C.
NOV 3 2 38 PM '83
DURHAM ST. SHERIDAN

MORTGAGE

Vol. 1032 p. 19

THIS MORTGAGE is made this 2nd day of November 1983, between the Mortgagor, Anthony Dale Pearson and Mary Susan Pearson (herein "Borrower"), and the Mortgagee, Union Home Loan Corporation of South Carolina, a corporation organized and existing under the laws of the State of South Carolina whose address is Suite 205, Weaver Plaza, 1301 York Road, Lutherville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 16,628.00 which indebtedness is evidenced by Borrower's note dated November 2, 1983 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 November 15, 1998;

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, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the eastern side of Darby Court in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 64 on Plat of Section No. 3 Chick Springs Subdivision, recorded July 2, 1969 in Plat Book UUU at Page 91B and Plat recorded January 5, 1972 in Plat Book 4N at Page 51, and being described more particularly, according to said Plats, to wit:

BEGINNING at an iron pin on the eastern side of Darby Court at the joint front corner of Lots 64 and 65 and running thence along the common line of said Lots S 63-26 E, 153.65 feet to an iron pin at the joint rear corner of said Lots and the line of property now or formerly belonging to George D. Collier; thence along said Collier line S 26-34 W, 90 feet to an iron pin at the joint rear corner of Lots 63 and 64; thence along the common line of said Lots N 63-26 W, 153.65 feet to an iron pin at the joint front corner of said Lots on the eastern side of Darby Court; thence along the eastern side of said Court N 26-34 E, 90 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Phillip W. Jones recorded December 30, 1970 in Deed Book 1071 at page 77.

This mortgage is junior and secondary in lien to that certain mortgage of Anthony Dale Pearson and Mary Susan Pearson to Carolina National Mortgage Investment Company in the original sum of \$26,900.00 recorded in Mortgage Book 1419 at Page 907 in the Greenville County RMC Office.

which has the address of 106 Darby Court, Taylors, SC 29687 (City) South Carolina (herein "Property Address"); (Zip Code)

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

500 3
1A01

5
1
0
0

4328 RW-2