

FILED
GREENVILLE CC. S. C.

SECOND

MORTGAGE

VOL 1531 PAGE 213

NOV 3 4 1983

THIS MORTGAGE is made this 3rd day of NOVEMBER 1983, between the Mortgagor, MICHAEL G. BURTON AND SHARON E. BURTON (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, Heaver Plaza, 1301 York Road, Lutherville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 20,188.00 which indebtedness is evidenced by Borrower's note dated November 3, 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, 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot no. 31 of Haselwood Subdivision, Section II, according to a plat of said subdivision by Dalton and Neves, which plat is of record in plat book 5D at page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Emily Lane and running thence N. 82-36 E., 225 feet to an iron pin; thence running N. 7-24 W., 199.3 feet to an iron pin; thence S. 81-37 W., 250 feet to an iron pin on Mellyn Street; thence with said Street, S. 7-24 E., 170 feet to an iron pin at the intersection of Mellyn Street and Emily Lane; thence running S. 52-24 E., 35.4 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors by deed of Taylors Lumber Co., Inc. dated October 6, 1978 and recorded in deed book 1089 at page 570, RMC Office of Greenville County.

It is understood and agreed that this mortgage is second and junior in lien to that certain mortgage held by S.C. Federal Savings and Loan Association, in the original amount of \$39,550.00, recorded January 25, 1977 in mortgage book 1387 at page 808, RMC Office of Greenville County.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX \$ 08.00
RECORDED

which has the address of Route 6, Mellyn Street, Piedmont, S.C. 29673
[Street] [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

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