

GREENVILLE
R.M.C.

MORTGAGE

1633 518

THIS MORTGAGE is made this 5th day of December 1983 between the Mortgagor, Randall H. Crowe and Vickie C. Crowe (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, Lutnerville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 5,300.00 which indebtedness is evidenced by Borrower's note dated December 5, 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 December 15, 1989;

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, together with buildings and improvements thereon, situate, lying and being on the western side of Helen Drive, in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot 187 on plat of Rockvale, Section 2, made by J. Mac Richardson, Surveyor, dated July 1959, recorded in the RMC Office for Greenville County in Plat Book QQ at Page 109, reference to which is hereby craved for the metes and bounds thereof.

DERIVATION: Deed of Harry D. Harper and Emily J. Harper recorded March 27, 1981 in Deed Book 1145 at page 167 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of Harry D. Harper and Emily Harper to NCNB Mortgage Corporation in the original sum of \$19,400.00 dated March 23, 1979 and recorded March 26, 1979 in Mortgage Book 1460 at Page 738 in the Greenville County RMC Office.

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which has the address of Route 5, 187 Helen Drive, Piedmont, South Carolina 29673 (herein "Property Address") South Carolina (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 seized 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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