

MORTGAGE

THIS MORTGAGE is made this 25th day of April 19 84 between the Mortgager, Andrew S. Robinson, Peggy A. Robinson, Wanda P. Jones and Dale P. Black (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").

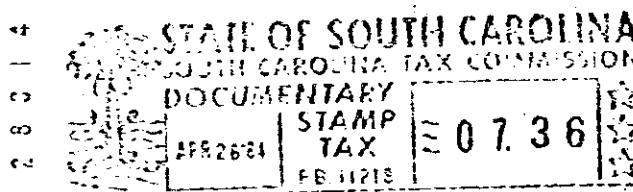
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 18,383.50 which indebtedness is evidenced by Borrower's note dated April 25, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on May 15, 1994;

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 situate, lying and being on the Southwestern side of Floyd Street in the County of Greenville, State of South Carolina, being known and designated as Lot No. 80 as shown on a plat entitled "Monaghan Subdivision Section Two", made by Piedmont Engineering Service, Greenville, SC, May 1957, and recorded in the RMC Office for Greenville County in Plat Book GG at page 151; reference being made to said plat for a more complete metes and bounds description.

This is the same property conveyed to the grantors herein by the deed of William Hammond, said deed being recorded in the RMC Office for Greenville County in Deed Book 754 at Page 188.

Grantors, Wanda P. Jones and Dale P. Black, are heirs of law of Douglas F. Pearson who died intestate, record of his estate being found in the Probate Court for Greenville County in file W 1098-18.



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which has the address of 107 Monaview Circle, Greenville South Carolina 29611 (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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