

MORTGAGE

vol 1659 page 102

THIS MORTGAGE is made this 22 day of June 1984 between the Mortgagor, Daniel Stewart and Wanda B. Stewart (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. \$ 10,000.00 which indebtedness is evidenced by Borrower's note dated June 22, 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 July 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 lot of land with buildings and improvements thereon situate on the south side of Grand View Circle, near the Town of Travelers Rest, in Bates Township, Greenville County South Carolina, being shown as lot no. 30 on plat of Grand View Heights, recorded in the RMC Office for Greenville County, South Carolina in Plat Book EE at Page 199 (also shown at Plat Book 10-I, Page 70) and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Grand View Circle at the joint front corners of Lots 30 and 31 and running thence along the line of Lot 31 S. 10-11 E. 200 feet to an iron pin; thence S. 70-15 W. 115 feet to an iron pin; thence along the line of Lot 29 N. 10-11 W. 200 feet to an iron pin on the south side of Grand View Circle; thence along Grand View Circle N. 70-15 E. 115 feet to the beginning corner.

THIS conveyance is subject to all easements, restrictions, rights-of-way, or other matters which may appear by examination of the public record or the premises herein.

THIS is the same property conveyed to the Mortgagor herein by deed of Mary Means Daniel recorded in the RMC Office for Greenville County in Deed Book 1208, Page 975, on March 27, 1984.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Poinsett Federal Savings and Loan Association recorded March 27, 1984 in the RMC Office for Greenville County in Mortgage Book 1653, page 923.

which has the address of 102 Grandview Circle, Travelers Rest, SC 29690 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

SOUTH CAROLINA - HOME IMPROVEMENT - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX 04.00

102

102