

1692 182

MORTGAGE

FILED
GREENVILLE CO. S.C.
30th day of November
19.84. ~~Nov 30~~ 3:00 PM 1984
THIS MORTGAGE is made this day of William Boykin and Kathleen R. Boykin
of South Carolina (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. \$ 15,190.00
which indebtedness is evidenced by Borrower's note dated November 30, 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 December 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 certain piece, parcel or lot of land, with the buildings and
improvements thereon, situate, lying and being in the South Side of
Crescent Avenue, in the City of Greenville, County of Greenville, State
of South Carolina, and being known and designated as Lot No 12, Block C
on plat of Cagle Park Company, made by R. E. Dalton, Engineer, dated
June 1915 and being recorded in the RMC Office for Greenville County
South Carolina in Plat "C" at Page 238 and having according to said
plat the following metes and bounds, to-wit.

Beginning at an iron pin on the South Side of Crescent Avenue at the
joint front corner of Lots 11 and 12 and running thence S. 23-42 E.
159.2 feet to an iron pin; thence S. 77-46 W. 70 feet to an iron pin
at the joint rear corner of Lots 12 and 18; thence along the line of
Lot 12, N.28-42 W. 164 feet to an iron pin on the South side of Cres-
cent Avenue; thence along the South Side of Crescent Avenue N. 77-03
E. 30.8 feet to an iron pin; thence continuing with said street, N.
79-12 E. 53.2 feet to the beginning corner.

This is the same property conveyed to the Grantors herein by the Deed
of Ruby B. Manly, said Deed being recorded in the RMC Office for Green-
ville County in Deed Book 1148 at Page 472, recorded on May 20,
1981.

This is a second mortgage, junior in lien to that mortgage given by
the Grantors herein to Ruby B. Manly, said mortgage being recorded in
the RMC Office for Greenville County in Mortgage Book 1541 at Page
713, recorded on May 20, 1981.

10 Crescent Avenue Greenville
which has the address of [Street] [City]
South Carolina 29605 (herein "Property Address");
[Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-
provements 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 in-
debtedness 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 - 1-82 - FNMA/FNLMC UNIFORM INSTRUMENT

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
NOV 30 1984
STAMP TAX \$ 04.58

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