

FILED  
GREENVILLE

**MORTGAGE**

AUG 8 3 53 PM '83  
THIS MORTGAGE is made this 5th day of August 1983, between the Mortgagor, Ramona B. Dilworth, R.M.C. (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. \$ 15,925.00 which indebtedness is evidenced by Borrower's note dated August 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 August 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 lot of land in Greenville Township, Greenville County, State of South Carolina, on the western side of Perry Road, being shown as Lot No. 2 on Plat of Ethel Y. Perry Estate made by W.J. Riddle, February 1949, recorded in Plat Book "R" at Page 152, and described as follows:

BEGINNING at a stake on the western side of Perry Road 60 feet North from McCall Street at corner of Lot No. 2, and running thence with line of said lot, N 56-33 W, 124 feet to a stake; thence N 33-17 E, 60 feet to a stake at corner of Lot No. 3; thence with line of said lot, S 55-57 E, 117.4 feet to a stake on Perry Road; thence with the western side of Perry Road, S 27-35 W, 60 feet to the beginning corner.

DERIVATION: Deed of Paul M. Henderson recorded June 1, 1949 in Deed Book 383 at page 199 and Estate File of Samuel J. Dilworth in Apartment 1040 File 23.

which has the address of 203 Perry Road, Greenville, SC 29609 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

1619-952

1619-952