

MORTGAGE

THIS MORTGAGE is made this 19th day of September 1983, between the Mortgagor, TIMOTHY D. FISHER AND DEBORAH M. FISHER (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. \$ 8,932.50 which indebtedness is evidenced by Borrower's note dated September 19, 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 October 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 certain piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot No. 7 on a revised plat of NORTH ACRES, recorded in Plat Book EE, at Page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of North Acres Drive (formerly Neal Circle), at the joint corner of Lots 6 and 7, and running thence with the common line of said Lots, N. 10-50 W. 100 feet to an iron pin; thence N. 79-10 E. 80 feet to an iron pin, joint rear corner of Lots 7 and 8; thence with the common line of said Lots, S 10-50 E. 100 feet to an iron pin on the northern side of North Acres Drive (formerly Neal Circle), S. 79-20 W. 80 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Paul Timothy Coldiron and Susan Carol Coldiron, recorded March 18, 1982 in Deed Book 1163 at page 938.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

which has the address of 15 N. Acres Drive, Greenville South Carolina 29609 (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 seised 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.

- 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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