

MORTGAGE

THIS MORTGAGE is made this 6th day of February 1984 between the Mortgagor, T. Mark Henderson and Cynthia W. Henderson (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. \$ 7,805.00 which indebtedness is evidenced by Borrower's note dated February 6, 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 February 15, 1996;

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 the County of Greenville, State of South Carolina, being known and designated as Lot Number 114 on Plat of Super Highway Home Sites recorded in the RMC Office for Greenville County in Plat Book P at Page 53, and being further shown on a more recent plat entitled "Property of T. Mark Henderson and Cynthia W. Henderson", recorded in the RMC Office for Greenville County in Plat Book 8-0 at Page 39, and having, according to said more recent plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Broad Vista Boulevard at the joint front corner with Lot # 115, being 385.4 feet, more or less, from the intersection with Dove Lane and running thence along the joint line with Lot #115, S 88-00 E, 182.5 feet to an iron pin in the center of a five (5) foot right-of-way reserved for utilities; thence running along the center of said right-of-way S 2-00 W, 80 feet to an iron pin in the center of said right-of-way at the joint rear corner with Lot # 113; thence running N 88-00 W, 182.5 feet to an iron pin on the eastern side of Broad Vista Boulevard; thence along the eastern side of Broad Vista Boulevard N 2-00 E, 80 feet to an iron pin, being the point of BEGINNING.

DERIVATION: Deed of Viola B. Phillips recorded April 28, 1981 in Deed Book 1147 at page 22.

OFFICE OF THE CLERK OF THE COURT
STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX \$ 03.16

which has the address of 24 Broad Vista Blvd., Taylors, SC 29687
[Street] [City]
South Carolina (herein "Property Address");
[Zip Code]

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.

- 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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