

MORTGAGE

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FILED
GREENVILLE, S.C.

THIS MORTGAGE is made this 22nd day of March 1984 between the Mortgagee David A. Childers and Angie O. Childers (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, Heaven Plaza, 1301 York Road, Lutherville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,187.50 which indebtedness is evidenced by Borrower's note dated March 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 April 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 piece, parcel or lot of land situate, lying and being on the southwestern side of Oak Drive in Greenville County, South Carolina being known and designated as Lot No. 9 as shown on a plat entitled QUINCY ACRES, SECTION I made by Freeland & Associates dated December 20, 1982, revised December 15, 1983, and further revised May 16, 1983, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9-W at Page 75 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Oak Drive at the joint front corner of lots nos. 8 and 9 and running thence along the common line of said lots, S. 70-47 W. 175.01 feet to an iron pin; thence N. 19-13 W. 50 feet to an iron pin; thence with the center line of a creek as the line, the traverse of which is N. 38-30 W. 104.39 feet to an iron pin; thence S. 80-59 E. 39.13 feet to an iron pin at the joint rear corner of lots nos. 9 and 10; thence along the common line of lots nos. 9 and 10, N. 70-48 E. 175.05 feet to an iron pin on the southwestern side of Oak Drive; thence with the southwestern side of Oak Drive, S. 19-12 E. 130.01 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Deborah G. Spearman to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX \$ 4.08

5.0001
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which has the address of Lot 9, Oak Drive, Greer, South Carolina 29651 (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.

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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