

MORTGAGE

Vol 1306 Page 137

THIS MORTGAGE is made this 1st day of June 1984 between the Mortgagor, Kermit L. Slater and Nancy D. Slater (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, Beaver Plaza, 1301 York Road Lutherville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 5,300.00 which indebtedness is evidenced by Borrower's note dated June 1st, 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 June 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 tract of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Jenkins Bridge Road, and being shown on a plat drawn by Freeland and Associates, Engineers and Land Surveyors, dated June 28, 1983, and entitled "Survey for Brian A. Krause and Dianna L. Krause", said plat being recorded in the RMC Office for Greenville County, S.C., in Plat Book 9-R, at page 72, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Jenkins Bridge Road, said point being approximately 375.3 feet from the centerline of Fairview Road, and running S.18-33W., 796.25 feet to an iron pin; thence turning and running N.69-07W., 121.10 feet to an iron pin; thence turning and running N.18-27W., 603.49 feet to a nail in the center of Jenkins Bridge Road; thence turning and running with the centerline of Jenkins Bridge Road, N.78-50E., 225.87 feet to a nail in the center of said road; thence continuing with the centerline of said road, N.74-07E., 349.09 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Brian A. Krause and Dianna L. Krause to be recorded herewith.

This mortgage is subordinate and junior in lien to that mortgage given by Brian A. Krause and Dianna L. Krause to Bankers Mortgage Corporation, on June 28, 1983, in the original amount of \$54,500.00 said mortgage being recorded in the RMC Office for Greenville County, S.C., in REM Book 1613, at page 670.

which has the address of Jenkins Bridge Rd, Simpsonville South Carolina 29681 (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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