

MORTGAGE

GREENVILLE
THIS MORTGAGE is made this 13th day of July 1984 between the Mortgagor, Louis Robert Hassig (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. \$ 10,327.50 which indebtedness is evidenced by Borrower's note dated July 13, 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 July 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 lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 32 on a Plat of SECTION II, CHICK SPRINGS, Taylors, South Carolina, recorded in the R.M.C. Office for Greenville in Plat Book 000, at Page 51, also shown on Plat recorded in Plat Book PPP, at Page 75, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots 31 and 32, and running thence with the edge of Melvin Circle, N 16-19 E. 94.35 feet to an iron pin at the joint front corner of Lots 32 and 33; running thence with the joint line of Lots 32 and 33, S 87-20 E, 165.70 feet to an iron pin; thence S 17-45 W, 110 feet to an iron pin, the joint rear corner of Lots 31 and 32; thence N 82-08 W, 160.15 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantor herein by deed of American Mortgage Insurance Company recorded in the R.M.C. Office for Greenville County, June 1, 1976, in Deed Book 1037 at Page 258.

This is a Second Mortgage, junior in lien to that certain Mortgage to North Carolina National Bank, as recorded in the R.M.C. Office in Greenville County in Mortgage Book 1368 at Page 975 in the original amount of \$19,900.00

which has the address of 5 Melvin Circle Taylors South Carolina 29687 (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

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