

**MORTGAGE**

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THIS MORTGAGE is made this 12th day of November 1984, between the Mortgagor, Sharon L. Seawright (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. \$ 6,307.50 which indebtedness is evidenced by Borrower's note dated November 12, 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 November 15, 1994;

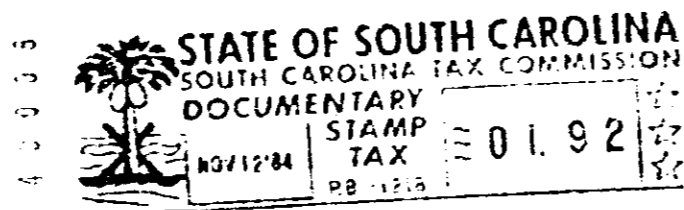
To SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot No. 16 on a revised plat of T.F. Huguenin and J.T. Douglas recorded in the RMC Office for Greenville County in Plat Book Q at Page 200, and having according to a more recent survey made by Freeland & Associates dated June 14, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Phillips Lane at the joint front corner of Lots 15 and 16, the iron pin being 1311.8 feet in a southwesterly direction from the intersection of Phillips Lane and Augusta Road; thence with the joint line of Lots 15 and 16, S. 42-37 E. 154.0 feet to an iron pin; thence S. 47-11 W. 58.6 feet to an iron pin at the joint rear corner of Lots 16 and 17; thence with the joint line of said lots, N. 42-37 W. 154.0 feet to an iron pin on the southeastern side of Phillips Lane; thence with said Lane, N. 47-11 E. 58.6 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Debra A. Dill recorded June 28, 1978 in Deed Book 1082, Page 142, in the RMC Office for Greenville County, South Carolina.

This is a second mortgage.



which has the address of 203 Phillips Lane, Greenville, South Carolina 29605 (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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