

MORTGAGE

JUN 21 1983
 THIS MORTGAGE is made this 24th day of June 1983, between the Mortgagor, Earl Lawrence Greene and Brenda Rice Greene of South Carolina (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. \$ 24,768.35 which indebtedness is evidenced by Borrower's note dated June 24, 1983 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, 1993;

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 southeastern side of Buckhorn Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 11 on Plat of Parkside Acres, prepared by Campbell and Clarkson, Engineers, dated June 1968, recorded in Plat Book WWV at Page 42 and being described more particularly, according to said plat, to wit:

BEGINNING at an iron pin on the southeastern side of Buckhorn Drive at the joint front corner of Lots 11 and 12 and running thence along the common line of said lots S 56-55 E, 200 feet to an iron pin at the joint rear corner of said lots; thence N 33-05 E, 150 feet to an iron pin at the joint rear corner of Lots 10 and 11; thence along the common line of said lots N 56-55 W, 200 feet to an iron pin at the joint front corner of said lots on the southeastern side of Buckhorn Drive; thence along said Drive S 33-05 W, 150 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Union Home Loan Corporation of SC recorded May 7, 1981 in Deed Book 1147 at page 635.

This mortgage is junior and secondary in lien to that certain mortgage of Earl Lawrence Greene and Brenda Rice Greene to American Federal Savings and Loan Association recorded May 7, 1981 in Mortgage Book 1540 at page 580 in the Greenville County RMC Office.

STATE OF SOUTH CAROLINA
 DOCUMENTARY TAX COMMISSION
 DOCUMENTARY TAX STAMP
 JUN 24 1983
 \$ 99.92

which has the address of Lot 11 Parkside Acres, Greenville, SC South Carolina (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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