

Suite 205, Weaver Plaza
1301 York Road
Lutherville, MD 21093

GREENVILLE FILED
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MORTGAGE

1983

THIS MORTGAGE is made this 8th day of August 1983 between the Mortgagor Russell J. Wallen and Rita T. Wallen therein "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, Weaver Plaza, 1301 York Road Lutherville, Maryland 21093 therein "Lender".

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 7,690.00 which indebtedness is evidenced by Borrower's note dated August 8, 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 August 15, 1988:

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 being known and designated as Lot No. 34, Section I of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, County of Greenville, State of South Carolina, plat of said Subdivision being recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book BBB at page 103.

A more particular description of said above numbered lot may be had by reference to said plat.

This being the same property conveyed to the Mortgagors herein by deed of Builders & Developers, Inc. dated September 24, 1976, recorded in the RMC Office for Greenville County, South Carolina September 27, 1976 in Deed Volume 1043 at page 535.

This Mortgage is second and junior in lien to that mortgage given to Heritage Federal Savings & Loan Association in the original amount of \$35,500.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Volume 1456 at page 265.

which has the address of 109 Fernwood Simpsonville South Carolina S.C. 29681 (therein "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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