

GREENVILLE

AUG 23 3 00 PM '83

10/10/83

**MORTGAGE**

THIS MORTGAGE is made this 22nd day of August, 1983, between the Mortgagor, John Randall Jones and Cathy C. Jones 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, Weaver Plaza, 1301 York Road, Lutzerville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 13,320.00 which indebtedness is evidenced by Borrower's note dated August 22, 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 September 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 certain piece, parcel or lot of land in the Town of Simpsonville, Greenville County, State of South Carolina, being known and designated as Lot No. 30 of Subdivision known as PINE TREF, as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated March 19, 1974, and recorded in Plat Book 5-D at page 63 in the RMC Office for Greenville County, South Carolina, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Pine Tree Drive, which iron pin is located at the joint front corner of Lots 29 and 30, and running thence with the joint line of said lots N 3-05 W, 150.2 feet to an iron pin at the joint rear corner of Lots 29, 30, 33 and 34; thence with the rear line of Lot No. 33, S 89-38 W, 105.0 feet to an iron pin at the joint rear corner of Lots Nos. 30, 31, 32 and 33; thence with the joint line of Lots Nos. 30 and 31, S 4-56 E, 152.82 feet to an iron pin on the northerly side of Pine Tree Drive; thence with the northerly side of Pine Tree Drive, N 87-25 E, 54.0 feet to an iron pin; thence continuing with the northerly side of Pine Tree Drive, N 39-22 E, 46 feet to the beginning corner.

DERIVATION: Deed of Allen Stokes Westmoreland and Sherry A. Westmoreland, formerly known as Sherry A. Purkhiser, recorded in Deed Book 1124 at page 443 in the Greenville County RMC Office.

which has the address of 203 Pine Tree Subdivision, Simpsonville, 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 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

10330

10330