

GREENVILLE

OCT 21 1983

BOOK 1631 PAGE 752

MORTGAGE

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THIS MORTGAGE is made this 19TH day of October 1983 between the Mortgagor, David E. and Lynn H. Thompson (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, Lutherville, Maryland 21093 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 10,337.50 which indebtedness is evidenced by Borrower's note dated October 19, 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 November 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 located in the County of Greenville, State of South Carolina, and being shown as .99 acre tract of land located on the northern side of Old Chick Springs Road and having, according to a plat entitled "Property of Randy Sloan and Beth G. Sloan" by Freeland and Associates, dated July 17, 1978, the following metes and bounds, to-wit:

BEGINNING at an old spike in the center of Old Chick Springs Road at the joint front corner of property herein conveyed and property now or formerly of Busha, and running thence with the line of property now or formerly of Busha, N. 9-15 E. 271.3 feet to an iron pin; thence N. 57-15 W. 102.05 feet to an iron pin; thence N. 33-09 E. 237.3 feet to an iron pin; thence S. 2-45 E. 196.9 feet to an iron pin; thence S. 2-30 E. 356.11 feet to a nail and cap in the center of Old Chick Springs Road; thence with the center of Old Chick Springs Road N. 74-44 W. 116.48 feet to an old spike, the point of beginning.

This is the same lot of land conveyed unto David E. Thompson and Lynn H. Thompson by Deed of Elizabeth Sloan, dated October 31, 1983, of record in the RMC Office for Greenville County in Deed Book 1199 at Page 953.

This mortgage is junior and secondary in lien to certain mortgage of Randy Sloan and Beth G. Sloan to Collateral Investment Company in the original sum of \$18,000.00 dated July 24, 1978 and recorded July 25, 1978 in Mortgage Book 1439 at Page 137 and re-recorded on November 6, 1978 in Mortgage Book 1449 at Page 428 in the Greenville County RMC Office.

STAMP: 10418

which has the address of Route 3, Old Chick Springs Road, Taylors, SC 29687 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.

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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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