

ADDRESS OF MORTGAGEE:
Suite 205, Heaver Plaza
1301 York Road
Lutherville, MD 21093

MORTGAGE

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GREENVILLE CO. S.C.
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WYNNE S. WYNNE
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THIS MORTGAGE is made this 8th day of March 1984 between the Mortgagor, Terrie B. Craft Bagwell (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. \$ 30,382.50 which indebtedness is evidenced by Borrower's note dated March 8, 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 March 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 piece, parcel or lot of land in Chicksprings Township, Greenville County, State of South Carolina, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chicksprings Township, on the northwestern side of Old Mill Road near the City of Greenville and being described as follows:

BEGINNING at an iron pin on the northwestern side of Old Mill Road 865.6 feet southwest from Reid School Road and the corner of property of S. D. Southern and running thence with the northwestern side of said road, S. 46-26 W. 266.9 feet and S. 50-11 W. 64 feet to iron pin; thence N. 53-27 W. 200 feet to iron pin; thence, N. 39-15 E. 322.1 feet to iron pin in line of property of S. D. Southern; thence with the line of said property, S. 54-13 E. 245.7 feet to beginning corner and having these metes and bounds according to the plat prepared by R. B. Bruce, R.L.S., prepared in October, 1961, for Charles H. Bailey and Margaret S. Bailey, containing, according to said plat, 1.66 acres.

This being the identical property conveyed to the Mortgagor herein by deed with life estate of Charles H. Bailey and Margaret S. Bailey dated September 27, 1977 and recorded on September 30, 1977 in the R.M.C. Office for Greenville County, in Deed Book 1065 at Page 887 and by deed of Austin L. Craft dated October 14, 1976 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1044 at Page 595.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
12.16
FEB 23 1984

which has the address of 209 Mill Estate Road Taylors South Carolina 29687 (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

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