

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

MORTGAGE

101331 10737

FILED
GREENVILLE, S.C.
MAY 10 4 42 AM '84
DONNIE R. HARRIS

THIS MORTGAGE is made this 13th day of March 1984 between the Mortgagor, John A. Hill and Christine B. Hill (herein "Borrower"), and the Mortgagee, Union Federal Savings Corporation of South Carolina (herein "Lender"), 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. \$ 35,390.00 which indebtedness is evidenced by Borrower's note dated March 13, 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 8, Golden Grove Estates, Section 1, as shown on a Plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, at Page 1, and being described, according to said plat, as follows:

BEGINNING at an iron pin on the northern side of Golden Grove Circle, at the joint front corner of Lots 8 and 9, and running thence along the line of Lot 9 N. 12-41 E. 210.0 feet to an iron pin; thence S. 77-19 E. 120.0 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence along the line of Lot 7, S. 12-41 W. 210.0 feet to an iron pin on the northern side of Golden Grove Circle; thence along Golden Grove Circle N. 77-19 W. 120.0 feet to the beginning corner.

This being the identical property conveyed to the Mortgagor herein by deed of Golden Grove Properties, Inc. dated January 26, 1973 and recorded in the R.M.C. Office for Greenville County in Deed Book 965 at Page 635.

This mortgage being junior to the mortgage of First Federal Savings and Loan dated January 26, 1973 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1265, at Page 101.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
MAY 13 1984
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which has the address of Route 6, Box 181, Piedmont, South Carolina 29673 (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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