

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

MORTGAGE

RECORDED IN GREENVILLE COUNTY, S.C.
PLAT BOOK 1660 PAGE 120
GREENVILLE, S.C. 29602

THIS MORTGAGE is made this 30th day of April 1984 between the Mortgagor D. D. Williams, Jr. and Anne S. Williams (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. \$ 25,365.00 which indebtedness is evidenced by Borrower's note dated April 30, 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 May 15, 1999;

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 with the buildings and improvements thereon lying and being on the westerly side of Sugarcane Court, near the City of Greenville, South Carolina and being designated as Lot No. 15 on Map No. 7 of Sugar Creek, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7C, at Page 15, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Sugarcane Court, joint front corner of Lots 15 and 14 and running S. 84-22-45 W. 137.5 feet to an iron pin; thence N. 5-37-15 W. 103.57 feet to an iron pin, joint rear corner of Lots Nos. 15 and 16; thence along the common line of said lots, N. 85-50-42 E. 137.68 feet to an iron pin on the westerly side of Sugarcane Court; thence along said Court, S. 4-58-59 E. 88.05 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagor herein by deed of Cothran & Darby Builders, Inc. dated February 15, 1980 and recorded February 15, 1980 in the RMC Office for Greenville County in Deed Book 1120 at Page 623.

This mortgage is junior in rank to the mortgage given to South Carolina Federal Savings and Loan Association in the original amount of \$74,900.00 recorded December 5, 1979 in the RMC Office for Greenville County in Mortgage Book 1490 at Page 448.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 10.16
7-3-12-8

which has the address of 107 Sugar Cane Court Greer, South Carolina 29651 (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 therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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