

MORTGAGE

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THIS MORTGAGE is made this 21st day of August 1984 between the Mortgagor, Ray J. Morgan and Marcelle Morgan (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").

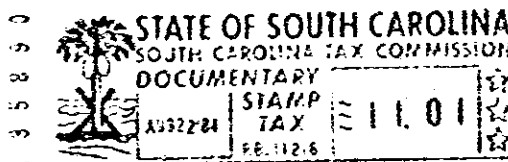
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 36,692.50 which indebtedness is evidenced by Borrower's note dated August 21, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on September 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 91 on a plat of property of Homer Styles, which plat was prepared by Terry T. Dill R.L.S and lying on the northeastern side of Lipscombe Drive and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin of the northeastern side of Lipscombe Drive, joint front corner of Lots 91 and 92 and running thence with the common line of said lots S. 64-50 W. 166.45 feet to an iron pin, joint rear corner of said lots; thence with the rear line of said lot S. 24-25 E. 74.64 feet to an iron pin, joint rear corner of Lots 55 and 56 and 91; thence with the common line of 56, 57 and 91 N. 85-53 E 176.80 feet to an iron pin on the northeastern side of Lipscombe Drive, joint corner of lots 57 and 91; thence with the northeastern side of said Drive N. 24-10 W. 138.19 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantors herein by the Deed of First Federal Savings and Loan Association, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1073 at Page 493, recorded on February 10, 1978.



which has the address of 91 Lipscombe Drive Travelers Rest, South Carolina 29690 (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 (for 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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RECORD

1984-08-21