

MORTGAGE

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FILED
GREENVILLE CO. S.C.

THIS MORTGAGE is made this 19th day of September 1984 between the Mortgagee David E. Duncan and Linda D. Duncan of South Carolina (herein "Borrower"), and the Mortgagee, Union Home Loan Corporation of South Carolina ASLEY, 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").

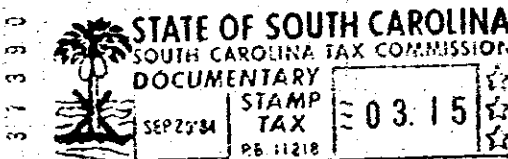
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,477.50 which indebtedness is evidenced by Borrower's note dated September 19, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on October 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 buildings and improvements thereon, situate, lying and being in Gantt Township, Greenville County State of South Carolina on the East side of Baker Road, about 4 1/2 miles from Greenville County Courthouse and being known and designated as tract No 9 according to plat of property of Oscar F. Baker made by J. Coke Smith, Surveyor, August 1946 and recorded in RMC Office for Greenville County in Plat Book P Page 119 and having the following metes and bounds.

Beginning at a pin on the East side of Said Baker Road joint corner lots Nos 9 and 10, plat aforesaid and running thence with joint line lots 9 and 10 S. 76-00 E. 200 feet; thence S. 4-15 W. 100 feet to joint rear corner lots Nos 8 and 9 said plat; thence with joint line of said lots Nos 8 and 9 N. 76-00 W. 200 feet to Baker Road; thence with said Baker Road N. 4-15 E. 100 feet to the point of beginning.

This is the same property conveyed to the Grantors herein by the Deed of Esley Duncan and Bessie Duncan, said Deed being recorded in the RMC Office for Greenville County in Deed Book 913 at Page 487, recorded April 26, 1971.



which has the address of Rt 4 Baker Road Greenville South Carolina 29605 (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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