

GREENVILLE
OCT 13 10 PM '84
DONNIE

THIS MORTGAGE is made this 29th RD day of September 1984, between the Mortgagor, Ruby Ware (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. \$ 11,430.00 which indebtedness is evidenced by Borrower's note dated September 29, 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;

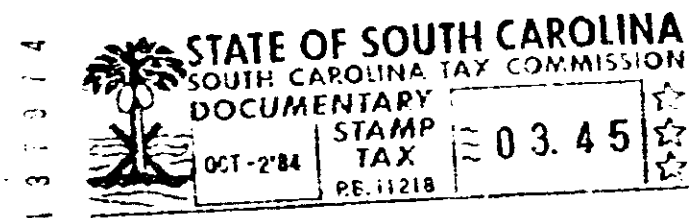
To SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville and being located on Fleetwood Drive in Magnolia Acres Subdivision and having, according to a plat prepared by Arbor Engineering, Inc., dated February 5, 1979, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northern side of Fleetwood Drive, joint front corner of Lot 70 and Lot 71 and running thence S. 68-50 W. 85 feet to an old iron pin; thence N. 21-10 W 172 feet to an old iron pin; thence N. 68-50 W. 85 feet to an old iron pin; thence S. 21-10 E. 172 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by the Deed of Jerry M. Lunsford and Deborah E. Lunsford, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1223 at Page 118, recorded on ~~September~~ ^{OCTOBER} 2, 1984.

This is a second mortgage, junior to that given to the South Carolina National Bank, said mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1457 at Page 92, recorded, February 8, 1979.



which has the address of 106 Fleetwood Drive Greenville
[Street] [City]
South Carolina 29605 (herein "Property Address");
[Zip Code]

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

9 11 4 5 6

74328 RV-2