

MORTGAGE

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THIS MORTGAGE is made this 6th day of December 1983 between the Mortgagor, Timothy O'Shields and Deborah O'Shields (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, Beaver Plaza, 1301 York Road, Lutherville, Maryland 21093 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 27,980.50 which indebtedness is evidenced by Borrower's note dated December 6, 1983 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 December 15, 1998;

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 tract of land, situate, lying and being in the State of South Carolina and the County of Greenville, Oneal Township, located about one-half mile from S.C. Highway #14 on Neely's Mill Road and shown on a plat of property of Tim and Debbie O'Shield prepared by Kermit T. Gould, R.L.S. on October 3, 1983 to be recorded herewith and according to said plat as having the following metes and bounds, to wit:

BEGINNING AT a nail and bottle cap in the center of Neely's Mill Road that is one-half mile from S.C. Highway #14 and running thence S 41-39 E, 200 feet to an new iron pin, thence S 69-04 E, 127.1 feet to an new iron pin, thence N 19-35 E, 62.15 feet to a new iron pin, thence N 1-01 W, 144.5 feet to a nail and bottle cap in the center of Neely's Mill Road, thence down the center of Neely's Mill Road, S 88-30 W, 273.72 feet to the beginning corner and containing, according to said plat .83 acres.

DERIVATION: Deed of E.D. Bruce recorded October 31, 1983 in Deed Book 1199 at page 512 in the Greenville County RMC Office.

which has the address of Route 2, Neely Mill Road, Greer, South Carolina 29651 South Carolina (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."

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Borrower covenants that Borrower is lawfully seized 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:

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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

0.90

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