

MORTGAGE

THIS MORTGAGE is made this 13th day of June 1983 between the Mortgagor Linda J. Westbury (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. \$ 12,157.50 which indebtedness is evidenced by Borrower's note dated June 13, 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 June 15, 1993;

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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Camille Avenue, in the City of Greenville, being shown and designated as Lot No. 23 as shown on plat of D.Q. Donaldson Estate, dated April 1935 prepared by Dalton and Neves, Engineers, recorded in Plat Book H at page 284 and being described more particularly, to wit:

BEGINNING at an iron pin on the northern side of Camille Avenue at the joint front corner of Lots 23 and 24, which iron pin is approximately 246 feet east from the northeastern corner of the intersection of McDaniel Avenue and Camille Avenue and running thence along the common line of said lots, N 13-35 E, 143.3 feet to an iron pin at the joint rear corner of said lots; thence S 78-10 E, 60 feet to an iron pin at the joint rear corner of Lots 22 and 23; thence along the common line of said lots, S 9-12 W, 143.4 feet to an iron pin on the northern side of Camille Avenue at the joint front corner of said lots; thence along said Avenue, N 79-11 W, 54.7 feet to an iron pin; thence continuing along said Avenue, N 73-53 W, 16.3 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Elizabeth G. Getaz recorded June 22, 1981 in Deed Book 1150 at page 356 in the Greenville County RMC Office.

AS TO THIS PROPERTY:

This mortgage is junior and secondary in lien to that certain mortgage of Linda J. Westbury to Elizabeth G. Getaz recorded June 22, 1981 in Mortgage Book 1544 at page 801 in the Greenville County RMC Office.

legal description continued..

which has the address of 211 Camille Avenue, Greenville, SC 29605
[Street] [City]
South Carolina (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

SOUTH CAROLINA - HOME IMPROVEMENT - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

STATE OF SOUTH CAROLINA
RECORDS & TAX COMMISSION
DOCUMENTARY
STAMP \$0488

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