

JUL 13 12 15 PM '83

MORTGAGE

1015 707

DONNIE S. TACKERSLEY

THIS MORTGAGE is made this 12th day of July 1983 between the Mortgagor James B. Jones and Debra B. Jones (herein "Borrower"), and the Mortgagee, Union Note 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. \$ 15,175.50 which indebtedness is evidenced by Borrower's note dated July 12, 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 July 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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 5 of Chesterfield Estates, Section III according to a plat recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 66 and being more particularly described according to a more recent plat entitled "James B. Jones and Debra B. Jones" by Heaner Engineering Co., Inc., said plat being dated September 19, 1977.

THIS being the same property conveyed to the mortgagors herein by deed of Westminster Company as recorded in Deed Book 1066 at Page 621, in the RMC Office for Greenville County, S.C., on October 12, 1977.

This mortgage is junior in lien to mortgage given by the mortgagors herein to Collateral Investment Company in the original amount of \$35,150.00 as recorded in Mortgage Book 1412 at Page 667, in the RMC Office for Greenville County, S.C., on October 12, 1977.

5.00
11-26-17
STAMP
TAX 206.08

THIS IS A SECOND MORTGAGE

which has the address of Route 6, Golf Course Road, Piedmont South Carolina 29673 (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 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:

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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