

AUG 3 12 41 PM '83

**MORTGAGE**

1613-337

THIS MORTGAGE is made this 29th day of July 1983, between the Mortgagor, Thomas L. George and Betsy P. George of South Carolina, herein "Borrower", and the Mortgagee, Union Home Loan Corporation existing under the laws of the State of South Carolina, a corporation organized and whose address is, Suite 205, Weaver Plaza, 1501 York Road, Lutzerville, Maryland 21093, herein "Lender".

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,488.00 which indebtedness is evidenced by Borrower's note dated July 29, 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 August 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 lot of land in Greenville County, State of South Carolina, at the southwestern corner of Independence Drive and Providence Square, near the City of Greenville, being shown as Lot 57 on a plat of Pelham Estates, Section 2, recorded in Plat Book PPP at page 119 and described as follows:

BEGINNING at an iron pin at the southwestern corner of Providence Square and Independence Drive and running thence with the western side of Independence Drive, S 23-24 W, 141.4 feet to an iron pin at the corner of Lot 58; thence with the line of said lot, N 66-34 W, 200 feet to an iron pin in line of Lot 56; thence with the line of said lot, N 21-52 E, 158.7 feet to an iron pin on Providence Square; thence with the southern side of said Square, S 68-43 E, 180 feet to an iron pin at the corner of Independence Drive; thence with the curve of the intersection, the chord of which is S 22-40 W, 34.75 feet to the beginning corner.

DERIVATION: Deed of McCall-Threatt Enterprises, Inc. recorded August 7, 1968 in Deed Book 850 at page 21 in the Greenville County RMC Office.

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This mortgage is junior and secondary in lien to that certain mortgage of Thomas L. George and Betsy P. George recorded September 20, 1972 in Deed Book 1250 at page 143 in the Greenville County RMC Office

which has the address of 109 Independence Drive, Greenville, SC 29615 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."

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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