

GREENVILLE FILED

AUG 19 1983

MORTGAGE

1983

THIS MORTGAGE is made this 18th day of August 1983 between the Mortgagor, Thomas F. Bridges and Mary Ann Bridges of South Carolina (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. \$ 9,100.00 which indebtedness is evidenced by Borrower's note dated 18 August 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 15 September 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 situate, lying, and being in Greenville County, State of South Carolina, and being shown as Lot No. 44 on a revised plat of Farmington Acres, Section 2, dated March 2, 1967, by Carolina Engineering & Surveying Co., recorded in the RMC Office for Greenville County in Plat Book "PPP", at Page 85, and having the following metes and bounds, to wit:

BEGINNING at a point on the southern side of Delray Circle, joint front corner of Lots Nos. 13 and 44 and running thence along the southern side of said Street, N. 52-45 E. 100 feet to a point; thence running S. 37-15 E. 155 feet to a point; thence running S. 52-45 W. 100 feet to a point; thence running N. 37-15 W. 155 feet to a point on the southern side of Delray Circle, the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of Woodrow W. Eskew and Gladys L. Eskew, recorded 30 December 1976, RMC Office for Greenville County, S. C., in Deed Book 1048, at Page 863.

MORTGAGEE'S MAILING ADDRESS: Suite 205, Heaver Plaza, 1301 York Road, Lutherville, Maryland 21093.

This is a second mortgage.

which has the address of 411 Delray Circle, Greenville, South Carolina 29611 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 therein "Funds" equal to one-twelfth of the yearly taxes and assessments (including condominium and

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