

MORTGAGE

80-1823 PAGE 470

GREENVILLE FILED

THIS MORTGAGE is made this 30 day of August 1983 between the Mortgagor, Dan E. and Sandra S. Baisden (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. \$ 27,210.00 which indebtedness is evidenced by Borrower's note dated August 30, 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 September 15, 1988;

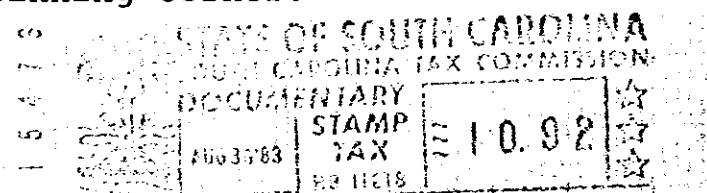
To SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of _____, State of South Carolina:

ALL that piece, parcel of lot of land, situate lying and being on the northern side of Hiawatha Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot 206, of a subdivision known as Sector 5 Botany Woods, plat of which is recorded in the RMC Office for Greenville County in Plat Book YY at page 6 and 7, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hiawatha Drive, at the joint front corner of Lots 206 and 207, and running thence N. 33-49 W. 180 feet to an iron pin; thence running S. 52-40 W. 154.9 feet to an iron pin; running thence S. 48-09 E. 175 feet to an iron pin on the northern side of Hiawatha Drive; running thence with the northern side of said drive, N. 57-28 E. 98.5 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Lawrence F. Pearson and Ima Rae B. Pearson dated March 16, 1977 and recorded in Deed Book 1052 at page 937

LESS: BEGINNING at an iron pin, joint front corner of Lots 206 and 207 on the northern side of Hiawatha Drive, and running thence with the line of said lots N. 33-49 W. 58.44 feet to a new iron pin, which iron pin is S. 33-49 E. 121.56 feet from the joint rear corner of Lots 206 and 207; thence, a new line S. 27-52 E. 58.63 feet to a new iron pin on the north side of Hiawatha Drive; thence with the northern side of said Drive, N 58-28 E 6.08 feet to the beginning corner.



which has the address of 112 Hiawatha Drive Greenville South Carolina 29615 (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 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

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