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GREENVILLE

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MORTGAGE

BOOK 1624 PAGE 52

THIS MORTGAGE is made this 31st day of August 1983 between the Mortgagor, Gary Michael Bomar and Shirley Jean Bomar (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. \$ 20,577.50 which indebtedness is evidenced by Borrower's note dated August 31, 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, 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 lot, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Tanglewood Drive, shown and designated as Lot 113, Tanglewood Subdivision, Sec. III, on Plat of Carter Land Development, Inc., prepared by Robert C. Lose and Charles F. Webb, Surveyors, recorded October 7, 1957 in Plat Book GG at Page 193 in the RMC Office for Greenville County, and described more particularly, according to said plat, to-wit:

BEGINNING on the northern side of Tanglewood Drive and running thence N. 31-54 W. 151.3 feet to a point in a branch at the joint rear corner of Lots 107, 108 and 113; thence along the center line of said branch N. 47-37 E. 58.7 feet to a point at the joint rear corner of lots 108 and 109; thence continuing along the center of said branch S. 86-13 E. 150.5 feet to a point at the joint rear corner of Lots 109 and 110; thence continuing along the center of said branch S. 75-12 E. 156 feet to a point in the center of said branch at the joint rear corner of lots 110 and 111; thence continuing along the center of said branch S. 58-45 E. 170.8 feet to a point in the center of said branch at the joint rear corner of Lots 111 and 112; thence continuing along the center line of said branch S. 34-44 E. 31.1 feet to a point on the northern side of Tanglewood Drive; thence along said drive N. 70-24 W. 100 feet to an iron pin; thence N. 82-24 W. 100 feet to an iron pin; thence S. 86-32 W. 95.9 feet to an iron pin; thence S. 77-50 W. 79.6 feet to an iron pin; thence S. 63-33 W. 75 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Anita M. Tate dated August 31, 1983 and recorded Sept. 2, 1983, 1983 in Deed Book 1195 at Page 218.

which has the address of 20 Tanglewood Drive, Greenville, SC 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 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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