

**MORTGAGE**

THIS MORTGAGE is made this 26th day of August 1983 between the Mortgagor, David H. Schmidt and Joan B. Schmidt (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. \$ 14,847.50 which indebtedness is evidenced by Borrower's note dated August 26, 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 1, 1993;

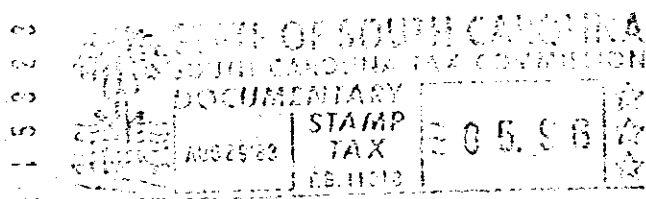
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 piece, parcel or lot of land situate, lying and being on the southeastern side of Shubuta Drive in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 92 on Plat entitled FARMINGTON ACRES, prepared by Carolina Engineering & Surveying Company, dated December 1962, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "RR", at Pages 106 and 107 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Shubuta Drive at the joint front corner of Lots Nos. 92 and 93 and running thence with the common line of said Lots S. 37-15 E. 150 feet to an iron pin; thence S. 52-45 W. 90 feet to an iron pin at the joint rear corner of Lots Nos. 91 and 92; thence running with the common line of said Lots N. 37-15 W. 150 feet to an iron pin on the southeastern side of Shubuta Drive; thence with the southeastern side of Shubuta Drive N. 52-45 E. 90 feet to the point of beginning.

This is that property conveyed to Mortgagor by deed of Sarah K. Gillespie dated and filed concurrently herewith.

This is a second mortgage junior to that of Bankers Mortgage Corporation as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1367 at Page 403 and having a balance this date of \$21,355.30.



which has the address of 120. Shubuta Drive Greenville, South Carolina 29611 (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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