

FD ED
REF NV

19 2 1983

MORTGAGE

1026 1035

THIS MORTGAGE is made this 19th day of September 19 83 between the Mortgagor, BRUCE C. CANNON and MARY M. CANNON (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, Lutnerville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 29,360.50 which indebtedness is evidenced by Borrower's note dated September 19, 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 October 19, 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, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the northern side of Holgate Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 153 on Plat of Wade Hampton Gardens, Sec. III, prepared by Piedmont Engineers & Associates, recorded in Plat Book YY at Page 179 and reference is hereby made to said plat for a more complete metes and bounds description.

This mortgage is second and junior in lien to that certain mortgage given by Bruce C. Cannon and Mary M. Cannon dated and recorded August 19, 1968 in the RMC Office for Greenville County, South Carolina in Mortgage Book 1100 at Page 432; said mortgage being in the original amount of \$24,250.00.

DERIVATION: Deed of John H. Taylor, Jr. dated August 19, 1968 and recorded in the RMC Office for Greenville County, South Carolina on August 19, 1968 in Deed Book 850 at Page 454.

STAMP
E 11 7 83

which has the address of 1 Holgate 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

RECEIVED
0350

1026 1035