

FILED  
GREENVILLE, S.C.

OCT 12 2 16 PM '83

**MORTGAGE**

1630 425

THIS MORTGAGE is made this 7th day of October 1983, between the Mortgagor, David R. Rutland and Debra D. Rutland of South Carolina (herein "Borrower"), and the Mortgagee, Union Home Loan Corporation 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. \$ 13,020.00 which indebtedness is evidenced by Borrower's note dated 10/7/83 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 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Kenmore Drive and being known and designated as Lot No. 152 on a plat of ROCKVALE, Section 2, made by J. Mac Richardson, dated July, 1959, recorded in the RMC Office for Greenville County in Plat Book QQ at Page 109 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

DERIVATION: Deed of Curtis Crompton recorded May 29, 1980 in Deed Book 1126, Page 577.

OFFICE OF THE CLERK OF THE COURT  
GREENVILLE, SOUTH CAROLINA  
RECEIVED FOR RECORDATION  
OCT 12 1983  
STAMP TAX \$ 05.26

which has the address of Route 5, Box 36, Kenmore Drive Piedmont  
[Street] [City]  
South Carolina 29673 (herein "Property Address");  
[Zip Code]

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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