

RECORDED  
NOV 18 10 23 AM '83  
SOUTH CAROLINA  
R.M.C. OFFICE

**MORTGAGE**

THIS MORTGAGE is made this 17th day of November 1983 between the Mortgagor, Walter Stanley Powell and Ava Madilien Powell (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, Beaver Plaza, 1301 York Road, Lutherville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 14,997.50 which indebtedness is evidenced by Borrower's note dated November 17, 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 December 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the south side of Gordon Street, being a part of Lot 35, as shown on plat of Earle Subdivision made by R. E. Dalton, May 1922, recorded in the RMC Office for Greenville County in Plat Book "F", at Page 77, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a stake on the south side of Gordon Street 444.5 feet west from the intersection of Gordon Street and White Horse Road, and at the corner of the property formerly owned by C.M. McDonald and running thence with the line of McDonald lot, S 10-15 E, 200 feet to a stake in line of Lot 34; thence with line of Lot 34, S 79-45 W, 75 feet to an iron pin at corner of lot now or formerly owned by Polly Bridwell; thence with line of said lot, N 10-25 W, 200 feet to a stake on Gordon Street; thence with the southern side of Gordon Street, N 79-45 E, 75 feet to the beginning corner.

DERIVATION: Deed of Clyde Bentley and Mary B. Bentley recorded August 20, 1980 in Deed Book 1131 at page 579 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of Walter Stanley Powell and Ave Madilien Powell to South Carolina National Bank recorded August 20, 1980 in Mortgage Book 1511 at Page 868 in the Greenville County RMC Office.

which has the address of 213 Gordon Street Extension, 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 seized 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 therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

500  
31801

