

MORTGAGE

NOV 19 1983

FILED
OFFICE OF S.C.

THIS MORTGAGE is made this 22nd day of November 1983, between the Mortgagor, Betty Levins, (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, Weaver Plaza, 1301 York Road, Lutherville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,312.50 which indebtedness is evidenced by Borrower's note dated November 22, 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 lot of land with the buildings and improvements thereon, situate, lying and being on the South side of Alice Farr Drive, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 119 on plat of Sections 1 and 2 of Western Hills, recorded in the RMC Office for Greenville County, SC in Plat Book QQ at Pages 98 and 99, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Alice Farr Drive at the joint front corner of Lots 118 and 119 and runs thence along the line of Lot No. 118, S 23-30 E, 168.8 feet to an iron pin; thence N 65-21 E, 100 feet to an iron pin; thence with the line of Lot No. 120, N 23-01 W, 162 feet to an iron pin on the southern side of Alice Farr Drive; thence with the curve of Alice Farr Drive (the chord being S 75-45 W, 25.6 feet) to an iron pin; thence still along Alice Farr Drive S 66-30 W, 74.4 feet to the beginning corner.

DERIVATION: Deed of Gail M. Shirley recorded March 24, 1972 in Deed Book 939 at page 168 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of Larry L. Morgan to C. Douglas Wilson (now known as Bankers Mortgage Company) in the original sum of \$15,000.00 dated and recorded May 2, 1968 in Mortgage Book 1091 at Page 343 in the Greenville County RMC Office.

which has the address of 104 Alice Farr Drive, Greenville, South Carolina 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 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 (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

0936

1328

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1091