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GREENVILLE S.C.
NOV 28 1983
LELEY

MORTGAGE

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THIS MORTGAGE is made this 28th day of November 1983 between the Mortgagor, Rilly S. Myers (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. \$ 10,202.50 which indebtedness is evidenced by Borrower's note dated November 28, 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 building and improvements thereon situate on the northeast side of Rocky Knoll Drive, near the City of Greenville, in Greenville County, SC being shown as Lot No. 52 on a Plat of Pecan Terrace, made by Piedmont Engineering Service, March 27, 1953 recorded in the RMC Office for Greenville County, SC in Plat Book GG, Page 9, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeast side of Rocky Knoll Drive at joint front corner of Lots Nos. 52 and 53 and runs thence along the line of Lot No. 53, N 53-41 E, 174.1 feet to an iron pin; thence N 28-24 W, 111.85 feet to an iron pin; thence with the rear line of Lot No. 50, S 38-50 W, 72.3 feet to an iron pin; thence along the rear line of Lot No. 51, S 53-16 W, 131 feet to an iron pin on the northeast side of Rocky Knoll Drive; thence with the curve of Rocky Knoll Drive (the chord being S 34-00 E, 63.3 feet) to the beginning corner.

DERIVATION: Deed of James E. Bennett and Carolyn K. Bennett recorded May 11, 1976 in Deed Book 1036 at Page 67 and Deed of Gale S. Myers recorded November 30, 1983 in Deed Book 1201 at Page 543 in the Greenville County RMC Office.

which has the address of 3 Rocky Knoll Drive, Greenville, South Carolina 29605
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 (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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