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JUN 11 1983
R.M.C. SLELEY

MORTGAGE

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THIS MORTGAGE is made this 2nd day of December 1983, between the Mortgagor, J. G. Johnson (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, Lutnerville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 25,450.50 which indebtedness is evidenced by Borrower's note dated December 2, 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, 1998.

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 buildings and improvements thereon, situate, lying and being on the southern side of Emily Lane in Greenville County, South Carolina being known and designated as Lot No. 5 as shown on a plat entitled ANNISSA ACRES made by C. C. Jones recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-R at Page 63 and having according to a more recent survey thereof entitled PROPERTY OF RAYMOND P. BROWN AND PAULETTE J. BROWN dated December 27, 1977 made by Freeland and Associates recorded in Plat Book 77 at Page 98 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Emily Lane at the joint front corner of lots nos. 5 and 6 and running thence S. 83-43 E. 134.8 feet along the southern side of Emily Lane to an iron pin; thence with the intersection of Emily Lane and Pine Drive, S. 41-37 E. 29.78 feet to an iron pin on the westerly side of Pine Drive; thence along the westerly side of Pine Drive, S. 0-37 W. 129.3 feet to an iron pin at the joint corner of lots nos. 4 and 5; thence along the common line of lots nos. 4 and 5, N. 87-07 W. 179.84 feet to an iron pin at the joint corner of lots nos. 4, 5 and 6; thence along the common line of lots nos. 5 and 6, N. 9-49 E. 159.66 feet to an iron pin on the southern side of Emily Lane, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Joe G. Thomason and Bob R. Janes to be recorded herewith.

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which has the address of Emily Lane, Annissa Acres, Piedmont, South Carolina 29673 (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

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