

MORTGAGE

Journal of DEWEESLEY

THIS MORTGAGE is made this 9th day of December 1983, between the Mortgagor, Hughes C. Hadden (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, Heaven Plaza, 1301 York Road, Lutzerville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 43,050.50 which indebtedness is evidenced by Borrower's note dated December 9, 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 certain piece, parcel and lot of land in the County of Greenville, State of South Carolina being shown and designated as Lot #23 on Plat entitled "Section Two Woodmont Estates" prepared by C.O. Riddle, RLS, dated December 7, 1973 and recorded in the Greenville County RMC Office in Plat Book 5D at Page 70 and having according to said plat the following description:

BEGINNING at a point in West Georgia Road joint front corner of Lots 22 and 23 and running thence with West Georgia Road S 84-00 E, 290 feet to an iron pin corner of property now or formerly of Adeline G. Garrison and Jean G. Howard and running thence S 16-49 W, 382.9 feet to an iron pin; thence N 73-12 W, 221.9 feet to an iron pin the joint rear corner of Lots 22 and 23 thence with the line of Lot 22 N 6-00 E, 334.3 feet to the point and place of beginning.

DERIVATION: Deed of Vance B. Drawdy as Trustee under Trust Agreement by and between Vance B. Drawdy and I.L. Donkle Company, Inc. recorded January 12, 1976 in Deed Book 1030 at page 59 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of Hughes C. Hadden to August Kohn and Company, Inc. in the original amount of \$19,175 dated May 19, 1976 and recorded May 19, 1976 in Mortgage Book 1367 or page 929 in the Greenville County RMC Office.

which has the address of Route 4, Box 330, Piedmont, SC 29673
South Carolina therein "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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