

MORTGAGE

THIS MORTGAGE is made this 30th day of December 1983, between the Mortgagor, C.W. Crews and Barbara Crews (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, Heaver Plaza, 1301 York Road, Lutherville, Maryland 21093. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 15,325.00 which indebtedness is evidenced by Borrower's note dated December 30, 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 January 15, 1994;

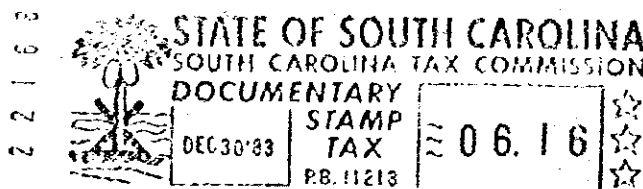
To SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 lot of land situate on the East side of Wembly Road, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 372 on plat of Section B-1 Gower Estates, made by R.K. Campbell, Surveyor, April 12, 1962 and recorded in the RMC Office for Greenville County, SC in Plat Book XX, Page 107, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of Wembly Road at the joint front corner of Lots 371 and 372 and runs thence along the line of Lot 371, S 87-25 E, 175 feet to an iron pin; thence with the line of Lot 318, Section B, Gower Estates, N 87-25 W, 175 feet to an iron pin on the east side of Wembly Road; thence along Wembly Road S 2-35 W, 100 feet to the beginning.

DERIVATION: Deed of W.N. Leslie, Inc. recorded September 8, 1965 in Deed Book 781 at Page 584 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of W.N. Leslie, Inc. to Carolina Federal Savings and Loan Association in the original amount of \$16,800.00 dated July 21, 1965 and recorded July 21, 1965 in Mortgage Book 1001 at page 458 in the Greenville County RMC Office.



which has the address of 805 Wembly Road, Greenville, SC 29607 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 seised 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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