

MORTGAGE

JUN 2 1984

THIS MORTGAGE is made this ... 7th ... day of ... February ... 19. 84 .. between the Mortgagor, ... Mavis. Cain Pittman, .. formerly. known. as Mavis. Cain Hudson .. (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. \$ 34, 512, 50 .. which indebtedness is evidenced by Borrower's note dated February. 7, . 1984 ... 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 ... February. 15, . 1999 ..;

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 situate, lying and being in Greenville County, State of South Carolina, known and designated as Lot 13 on plat of property of J.T. Merritt and C.W. Wood, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book UU at Page 80, and more particularly shown on plat of the property of John V. Hudson, prepared by R.B. Bruce, RLS, dated June 28, 1967 and, according to said plat, described as follows:

BEGINNING at an iron pin on the western side of Eunice Drive, corner of Lot 12, which pin is 2-53 W, 138.6 feet from the intersection of Eunice Drive and Harwick Court, and running thence with the western side of said Drive S 2-53 W, 100 feet, to an iron pin, corner of Lot 14; thence with the line of said Lot N 87-07 W, 163.1 feet to an iron pin in the line of Lot 11; thence with the line of said Lot N 15-53 E, 102.6 feet to an iron pin at the rear corner of Lot 12; thence with the line of said Lot S 87-07 E, 140 feet to the beginning corner.

This conveyance is subject to property building line as shown on the recorded plat, restrictive covenants applicable to the subdivision, recorded in the RMC Office for Greenville County in Deed Book 682 at Page 341, as amended by amendment recorded in Deed Book 780 at Page 105.

DERIVATION: Deed of John V. Hudson recorded June 2, 1980 in Deed Book 1126 at Page 875 in the Greenville County RMC Office and Estate File of John Vander Hudson in Apartment 1625 at File 16 in the Office of the Probate Court of Greenville County, SC.

This mortgage is junior and secondary in lien to that certain mortgage of John V. Hudson to C. Douglas Wilson recorded June 30, 1967 in Mortgage Book 1062 at page 115 in the Greenville County RMC Office. which has the address of ..104. Eunice. Drive, . Greenville, . SC. . 29611 ..

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

SOUTH CAROLINA - HOME IMPROVEMENT - 1-80-FNMA/FHLMC UNIFORM INSTRUMENT

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
GREENVILLE COUNTY
RECORDED
JUN 13 1984

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