

ADDRESS OF MORTGAGEE:
Suite 205 Heaver Plaza
1301 York Road
Lutherville, Maryland 21093

MORTGAGE

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FILED
GREENVILLE CO. S.C.

THIS MORTGAGE is made this 28th day of February 1984 by and between Calvin V. Robinson and Linda M. Robinson (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. \$ 18,347.50 which indebtedness is evidenced by Borrower's note dated February 28, 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 March 15, 1994;

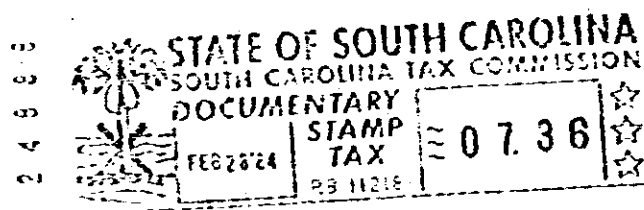
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 piece, parcel or lot of land located in the State of South Carolina, in the County of Greenville, and being shown as Lot No. 62 on a plat of Peachtree Terrace, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book EE, at Page 189, and according to a new plat prepared by J. L. Montgomery, III, R.L.S., on June 9, 1977, for Calvin V. and Linda L. Robinson, recorded in Book 6-F, at Page 24 in the R.M.C. Office for Greenville County, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Maple Drive, joint front corner of Lots 62 and 63, and running thence N. 34-15 E. 37.2 feet to an iron pin; thence N. 42-35 E. 51-8 feet to an iron pin, joint front corner of Lots 62 and 43; thence S. 49-02 E. 165.8 feet to an iron pin; thence S. 35-53 W. 89.5 feet to an iron pin; joint rear corner of Lots 62 and 63; thence N. 48-35 W. 162.0 feet to an iron pin, point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of William Halbert and Marlene Wright Halbert dated June 15, 1977 and recorded June 16, 1977 in the R.M.C. Office for Greenville County in Deed Book 1058, at Page 739.

This mortgage being junior to the mortgage of Aiken-Speir, Inc. in the original amount of \$31,500.00 dated June 15, 1977 and recorded June 16, 1977, in the R.M.C. Office for Greenville County, in Mortgage Book 1401 at Page 273.



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which has the address of ... 303 Maple Drive ... Mauldin ... South Carolina ... 29662 ... (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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