

FILED
GREENVILLE CO. S.C.

MORTGAGE

VOL 1649 PAGE 811

THIS MORTGAGE is made this 28th day of February 1984 by the Mortgagor, Harold Scott, Jr. and Willie Belle Scott formerly known as Willie Belle Atkins (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. \$ 10,352.50 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 those certain pieces, parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lots No. 83 and 85 of Peace Haven, Section No. 1, as shown on plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book VV at page 83, and having, according to said plat, when described in the aggregate, the following metes and bounds:

BEGINNING at an iron pin on the west side of Elm Street at the joint front corner of Lots Nos. 81 and 83, and running thence S 64-57 W, 200 feet to an iron pin; thence N 21-24 W, 200 feet to an iron pin at the joint rear corner of Lots Nos. 85, 86, 87 and 88; thence along the line of Lot No. 87 N 64-57 E, 200 feet to an iron pin on the west side of Elm Street, S 21-24 E, 200 feet to the beginning corner.

DERIVATION: Deed of Carolina Federal Savings and Loan Association recorded January 17, 1979 in Deed Book 1095 at Page 526 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of Willie Belle Atkins and Harold Scott, Jr. to Cameron-Brown Company dated January 17, 1979 and recorded January 17, 1979 in Mortgage Book 1455 at Page 406 in the Greenville County RMC Office.

which has the address of Route 3, Elm Street, Taylors, SC 29687
[Street] [City]
South Carolina (herein "Property Address");
[Zip Code]

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

SCTO --- 1 FEB 29 84 907 5.00CT

08180

24328-1123