

**MORTGAGE**

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FILED  
GREENVILLE CO. S.C.

THIS MORTGAGE is made this 2nd day of March 1984, between the Mortgagee, Bretton D. Bruns and Shryle D. Bruns (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").

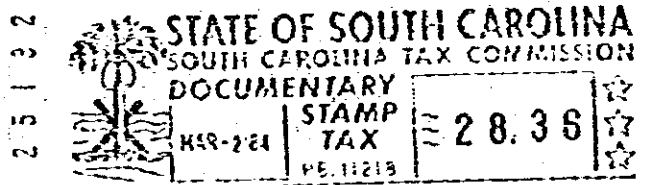
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ .70,845.50 which indebtedness is evidenced by Borrower's note dated March 2, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwest side of the intersection of Lancelot Drive and Camelot Drive, shown and designated as Lot #22, of a subdivision known as Camelot on a plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW at Pages 46 and 47, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Lancelot Drive, joint front corner of lots #22 and #23, running thence S. 59-41 E. 108.6 feet to an iron pin at the joint rear corner of Lots 22 and 21, and running thence along the line of these lots, N. 46-15 E. 174.8 feet to an iron pin on the southwest side of Camelot Drive; running thence along Camelot Drive which line is curved, the chord of which is N. 34-17 W. 17.0 feet to an iron pin; thence N. 58-27 W. 54.4 feet to an iron pin, thence continuing along Camelot Drive, N. 69-39 W. 44.0 feet to an iron pin; thence S. 88-41 W. 64.8 feet to an iron pin at the intersection of Camelot Drive and Lancelot Drive, the chord of which is S. 49-24 W. 38.69 feet to an iron pin; thence S. 10-W. 41.4 feet to an iron pin, thence S 20-53 W. 60.0 feet to an iron pin, point of beginning.

This being the same property conveyed to the Mortgagors by W. N. Leslie on April 3, 1975, and recorded in the RMC Office for Greenville County on said date in Deed Book 1016 at Page 314. This Deed was re-recorded on July 18, 1977, in the RMC Office for Greenville County in Deed Book 1060 at Page 732.



which has the address of 202 Camelot Drive, Simpsonville (Street) (City)  
South Carolina 29681 (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

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