

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

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**MORTGAGE**

GREENVILLE, S.C.

THIS MORTGAGE is made this 13th day of March 1984 between the Mortgagor, James E. Terry and Bertha E. Terry of South Carolina (herein "Borrower"), and the Mortgagee, <sup>UNION HOME LOAN CORPORATION</sup> ~~DORRIS R. KEASE~~ 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. \$ 22,807.50 which indebtedness is evidenced by Borrower's note dated March 13, 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 lot of land, with all improvements thereon, in the County of Greenville, State of South Carolina, known and designated as Lot 5 on a plat of the Property of James E. Terry and Bertha E. Terry made by Carolina Surveying Company by R. B. Bruce, R.L.S., March 8, 1984, and recorded in Plat Book 10-6 at Page 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 4 and 5 on the eastern side of a 15 foot road and running thence N. 14-30 W. 119.7 feet to a pin; thence N. 63-18 E. 294.4 feet to a pin; thence S. 14-30 E. 181.7 feet to a pin; rear corner of Lot 4; thence S. 75-30 W. 287.1 feet to the beginning corner.

This being the identical property conveyed to the Mortgagors herein by deed of Robert Fowler dated January 10, 1981 and recorded February 6, 1981, in the RMC Office for Greenville County in Deed Book 1142 at Page 285.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
09.16  
MARCH 24 1984

which has the address of Route 3, Box 199 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 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

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