

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

MORTGAGE

1153 371
FILED
S.C.
11 35 AM '84
GREENVILLE

THIS MORTGAGE is made this 22nd day of March 1984, between the Mortgagor, Michael N. Binette and Teresa S. Binette of South Carolina (herein "Borrower"), and the Mortgagee, Union Home Loan Corporation 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. \$ 24,362.50 which indebtedness is evidenced by Borrower's note dated March 22, 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 April 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 certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the southerly side of Bessie Avenue, near the City of Greer, South Carolina, and being designated as Lot 40, Woodland Heights, as shown on plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG at Page 151, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the southern line of Bessie Avenue, joint front corner of Lots 39 and 40 and running thence N. 45-18 E. 100 feet to an iron pin at the joint front corner of Lots 40 and 41; thence S. 39-15 E. 190 feet to an iron pin at the joint rear corner of Lots 30, 31, 40 and 41; thence S. 45-18 W. 100 feet to an iron pin at the joint rear corner of Lots 31, 32, 39 and 40; thence N. 39-15 W. 190 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc. dated October 30, 1981 and recorded November 1, 1981 in the RMC Office for Greenville County in Deed Book 1157 at Page 630.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MARCH 23 1984
STAMP
TAX
\$ 09.76

5.0001
GCTD
1 MR23 84 1150

which has the address of 112 Bessie Avenue Greer South Carolina 29651 (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

0371

4328 RV 21