

APR 27 11 02 AM '84
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 19th day of April 1984 between the Mortgagor, Leroy C. Jones, Jr. and Glenda L. Jones (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, Weaver Plaza, 1301 York Road, Lutherville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 6,676.50 which indebtedness is evidenced by Borrower's note dated April 19, 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 May 15, 1991;

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 situate, lying and being in the County and City of Greenville, State of South Carolina, on the western side of Sumner Street and being known and designated as Part of Lot No. 13 on Plat of Pendleton Street Realty Associates Property, Block B, recorded in the RMC Office for Greenville County in Plat Book A at Pages 122 and 123 and being shown on a more recent plat entitled "Property of Leroy C. Jones, Jr. and Glenda L. Jones", prepared by Freeland and Associates, dated January 23, 1979, and recorded in the RMC Office for Greenville County in Plat Book 6Z at Page 41, and having, according to the more recent plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Sumner Street, joint front corner of Lots 13 and 14 and running thence N 74-45 W, 126.6 feet to an iron pin; running thence N 00-47 E, 51.6 feet to an iron pin; running thence S 74-45 E, 139.5 feet to an iron pin on the western side of Sumner Street; running thence with the western side of Sumner Street, S 15-15 W, 50 feet to the point of beginning.

DERIVATION: Deed of R. D. Keith, also known as R. Dale Keith, recorded January 31, 1979 in Deed Book 1098 at Page 305.

This mortgage is junior and secondary in lien to that certain mortgage of Leroy C. Jones, Jr. and Glenda L. Jones to the Kissell Company in the original amount of \$27,500.00 dated January 30, 1979 and recorded January 31, 1979 in Mortgage Book 145 at Page 428 in the Greenville County RMC Office.

which has the address of 114 Sumner Street, Greenville, SC 29601 South Carolina (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

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
APR 28 1984
STAMP TAX \$ 02.68
RECEIVED

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