

1984

**MORTGAGE**

THIS MORTGAGE is made this 17th day of April 1984 between the Mortgagor, Jeffrey M. Wallace and Scott D. Chateaufort (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").

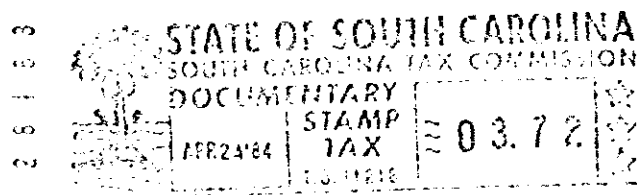
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 9,280.00 which indebtedness is evidenced by Borrower's note dated April 17, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on May 15, 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 buildings and improvements thereon situate, lying and being on the Northwestern corner of the intersection of Seyle Street with Adger Street, in Dunean Mills Village, Greenville County, South Carolina, being more particularly described as Lot No. 58, Section 4 as shown on a plat entitled SUBDIVISION FOR DUNEAN MILLS, GREENVILLE, S. C., made by Pickell and Pickell, Engineers, on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the RMC Office for Greenville County, S. C. in Plat Book S at Pages 173-177, inclusive. According to said plat the within described lot is also known as No. 43 Seyle Street and fronts thereon 47 feet.

This being the same property acquired by the Mortgagors by deed of Ruby J. Nalley of even date to be recorded herewith.

This is a second mortgage junior in lien to that certain mortgage to Cameron-Brown Company as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1336 at Page 619 in the original amount of \$11,900.00 and having a balance of approximately \$10,002.44.



which has the address of 43 Seyle Street, Greenville, South Carolina 29605 (herein "Property Address");

South Carolina 29605 (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

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