

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

**MORTGAGE**

Return to: RMC, P.A.  
P.O. Box 1155  
Greenville, S.C. 29632

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GREENVILLE, S.C.  
APR 27 1984

THIS MORTGAGE is made this 24th day of April 1984 between the Mortgagor, Samuel L. Brown and Elaine S. Brown (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. \$ 27,350.00 which indebtedness is evidenced by Borrower's note dated April 24, 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;

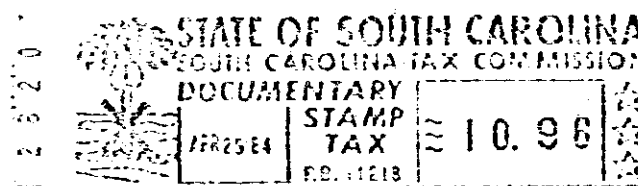
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 certain piece, parcel or lot of land, with all improvements thereon, in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 85, Section 3 of Sheffield Forest, on plat made by Carolina Engineering and Surveying Company, dated May 26, 1965 and recorded in Plat Book III at Page 157 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Confederate Circle, at the joint front corner of Lots 85 and 86 and running thence with the common line of said lots, N. 74-08 E. 197.3 feet; thence along the rear line of Lot 85, S. 30-15 E. 136.0 feet to a point; thence S. 75-0 W. 241.5 feet to an iron pin on the northwestern side of Confederate Circle, front corner of Lot 85; thence with the northeastern side of said Circle, N. 11-14 W. 128.5 feet to the point of beginning.

This being the identical property conveyed to the Mortgagor, Sam L. Brown, herein by deed of Andrew C. Pacewic and Veronica M. Pacewic by deed dated December 16, 1974 and recorded December 27, 1974 in Deed Book 1012 at page 274 of the RMC Office for Greenville County.

This mortgage is junior in lien to the mortgage given to Cameron-Brown Company in the original amount of \$24,100.00 dated 10/31/68 and recorded 10/31/68 in the RMC Office for Greenville County in Mortgage Book 1107 at Page 655 and assigned to Tampa Fed. Savings and Loan Association on 11/8/68 and recorded in Mortgage Book 1109 at Page 225.



which has the address of 400 Confederate Circle, Taylors, South Carolina 29687 (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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