

MORTGAGE

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THIS MORTGAGE is made this 9th day of May 1984, between the Mortgagor, Curtis B. Hollifield (herein "Borrower"), and the Mortgage 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. \$ 15,905.00 which indebtedness is evidenced by Borrower's note dated May 9, 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;

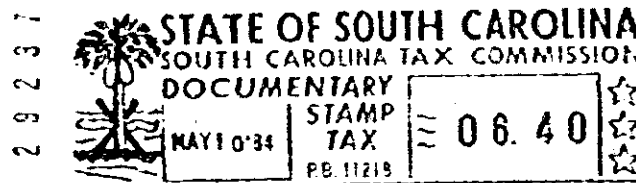
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 situate, lying and being in the County of Greenville, State of South Carolina on the Northeastern side of West Drive, being known and designated as Lot No. 13 on plat of Coleman Heights recorded in the RMC Office for Greenville County in Plat Book 11, at Page 192. Said Lot fronts 104.35 feet on the Northeastern side of West Drive and runs back to a depth of 183.7 feet on the Northwestern side and to a depth of 183.7 feet on the Southeastern side and is 104.35 feet across the rear.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat or on the premises.

This being the same property conveyed to Curtis B. Hollifield by deed of J. B. Poole dated May 9, 1984 and recorded in the RMC Office for Greenville County in Deed Book 1212 at Page 311 of even date herewith.

It is understood that this mortgage is subordinate in priority to that certain real estate mortgage originally from Randall J. Edwards and Margaret M. Edwards to C. Douglas Wilson and Company, dated April 7, 1969 and recorded in the RMC Office for Greenville County in Mortgage Book 1122 at Page 161 on April 8, 1969.



which has the address of Lot 13, West Drive, Travelers Rest, South Carolina 29690 (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 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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