

**MORTGAGE**

THIS MORTGAGE is made this 30th day of May 1984, between the Mortgagor, ROBERT E. AUGUSTINE & JUNE R. AUGUSTINE of South Carolina (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. \$ 8,522.50 which indebtedness is evidenced by Borrower's note dated May 30, 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 June 15, 1989;

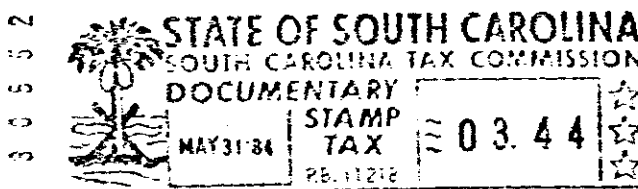
To SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 situate, lying, and being in the State of South Carolina, County of Greenville, Town of Simpsonville, Austin Township, being shown and designated as Lot No. 656, Section VI, Sheet 2, WESTWOOD Subdivision, as shown on a plat thereof recorded in Plat Book 5P, Page 35, in the R.M.C. Office for Greenville County. Reference is hereby made to said plat for a more particular description.

THIS property is subject to the Restrictive and Protective Covenants affecting Section VI of WESTWOOD Subdivision, such covenants being recorded in Deed Book 1039, Page 42, in the R.M.C. Office for Greenville County.

THIS property is the identical property conveyed to Mortgagor herein by deed of Builders & Developers, Inc., as recorded in the R.M.C. Office for Greenville County in Deed Book 1073, Page 376, on February 8, 1978.

THIS lien is second and junior to that lien by Mortgagor herein to the United States of America, acting through the Farmers Home Administration, U.S. Dept. of Agriculture, in the original principal amount of \$27,000.00 as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1422, Page 828, on February 8, 1978.



which has the address of 124 Buckey Court, Simpsonville, South Carolina 29681 (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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