

MORTGAGE

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GREENVILLE FILED

THIS MORTGAGE is made this 19th day of May 1984 between the Mortgagees Charles Pulcine a/k/a Charles A. Pulcine Sr. and Lillian G. Pulcine (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").

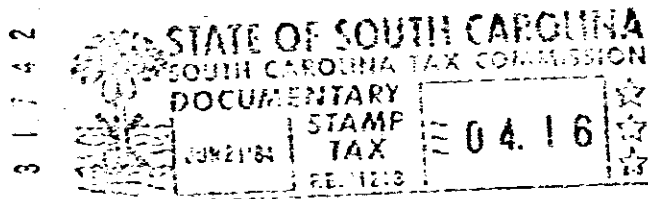
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,327.50 which indebtedness is evidenced by Borrower's note dated and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on

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 lot of land in the County of Greenville, State of South Carolina being known and designated as Lot No 31 on plat of subdivision of Ray E. McAlister recorded in Plat Book "S" at Page 153 in the RMC Office for Greenville County, S.C., said lot having a frontage of 110 feet on the Northeast side of Hilltop Drive, a depth of 200 feet and a rear width of 95 feet.

This is the same property conveyed to the Grantors herein by the Deed of Ernest Jackson Batson, said Deed being recorded in the RMC Office for Greenville County in Deed Book 722 at Page 447.

This is a second mortgage, junior to that given to Aiken Loan Security Company, said mortgage being in the original amount of \$6,200.00 and being recorded in the RMC Office for Greenville County in Mortgage Book 922 at Page 133, recorded, May 14, 1963.



116 Hilltop Drive, Travelers Rest
which has the address of [Street] [City]
South Carolina 29690 (herein "Property Address");
[Zip Code]

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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