

MORTGAGE

FILED
GREENVILLE, S.C.

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THIS MORTGAGE is made this 21st day of June 1984 between the Mortgagee David W. MacInnes and Doris A. MacInnes (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. \$ 12,332.50 which indebtedness is evidenced by Borrower's note dated June 21, 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 July 15, 1994;

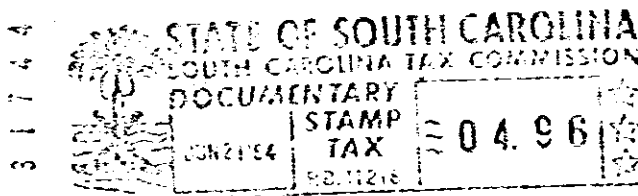
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 situate, lying and being in the County of Greenville, State of South Carolina and being Lot No 50 of Glendale Subdivision, Section III, as shown and recorded in Plat Book 4-R at Page 84 and recorded on July 26, 1974 and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on Fargo Street at the intersection of Lots 49 and 50 and running thence along the common line of said lots, N. 48-41 W. 135 feet to a point; thence N. 24-04 E. 146.2 feet to a point; thence S. 65-56 E. 126.7 feet to a point; thence following the curve of Fargo Street the chord of which is S. 12-19 W. 71.2 feet to a point; thence continuing along the edge of Fargo Street, S. 41-19 W. 135 feet to the point of beginning.

This is the same property conveyed to the Grantors herein by the Deed of Earl M. Chandler, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1215 at Page 451, recorded June 21, 1984.

This is a second mortgage, junior to that given by the Grantors herein to Earl M. Chandler, said mortgage being in the original amount of \$50,000.00, being recorded in the RMC Office for Greenville County in Mortgage Book 758/668 at Page 765, recorded on June 21, 1984.



which has the address of 938 Fargo Street Mauldin, SC 29662 (Street) (City) South Carolina (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 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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