

MORTGAGE

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THIS MORTGAGE is made this 27th day of June 1984 between the Mortgagor, Richard B. Nordstrom and Shirley G. Nordstrom of South Carolina (herein "Borrower"), and the Mortgagee, Union Home Loan Corporation existing under the laws of the State of South Carolina, a corporation organized and 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. \$ 10,014.80 which indebtedness is evidenced by Borrower's note dated June 27, 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;

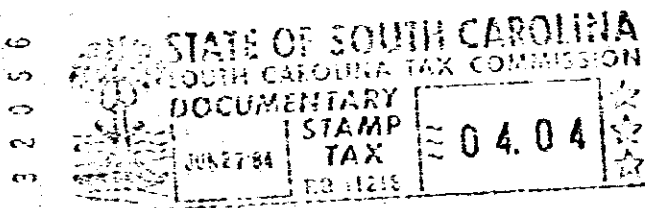
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 in Greenville County State of South Carolina in the Town of Simpsonville, being shown as Lot No 58 on plat of property of Larry A. Davenport, prepared by T. H. Walker, Jr., R.L.S. dated August 2, 1975, and recorded in the RMC Office for Greenville County in Plat Book 5-M at Page 142 and having according to said plat, the following metes and bounds to-wit;

BEGINNING at an iron pin at the Southwesterly corner of the intersection of Lonnie Avenue and Hipps Avenue, and running thence with the Northwesterly edge of Hipps Avenue, S. 54-46 W. 93.8 feet to a point at the joint corners of property now or formerly of Reames; thence with said Reames property N. 69-05 W. 184.9 feet to a point; thence N. 21-30 E. 90 feet to an old iron pin on the Southerly side of Lonnie Avenue; thence with the Southerly side of Lonnie Avenue, S. 69-05 E. 158.8 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by the Deed of Larry A. Davenport and Sally D. Davenport, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1053 at Page 848.

This is a second mortgage, junior to that given to Greer Federal Savings and Loan Association in the original amount of 26,000.00, said Mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1393 at Page 425.



which has the address of 300 Hipps Avenue, Simpsonville SC 29681

South Carolina (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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