

ADDRESS OF MORTGAGEE:
Suite 205 Heaver Plaza
1301 York Road
Lutherville, MD 21093

MORTGAGE

VOL 1571 PAGE 938
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Attorneys at Law
P.O. Box 1885
Greenville, S.C. 29602

THIS MORTGAGE is made this 10th day of July 1984 between the Mortgagors, Roger D. Nelson and Susan S. Nelson (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. \$ 11,310.00 which indebtedness is evidenced by Borrower's note dated July 10, 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 lot of land with the buildings and improvements thereon situate on the west side of Sellwood Circle in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 242 on Plat of Section III of Westwood Subdivision, recorded in the R.M.C. Office for Greenville, South Carolina, in Plat Book 4-N, at Page 30 and being more particularly described in accordance with a plat prepared by R. B. Bruce, R.L.S., dated July 18, 1977, to-wit:

BEGINNING at an iron pin on the west side of Sellwood Circle at the joint corner of Lots 241 and 242 and runs thence along the line of Lot 241 S. 52-09 W. 131.5 feet to an iron pin; thence along the line of Lots 249, 248 and 247, N. 41-42 W. 162.1 feet to an iron pin; thence along the line of Lots 244 and 243, N. 81-53 E. 183.4 feet to an iron pin on the west side of Sellwood Circle; thence with the curve of Sellwood Circle (the chord being S. 22-36 E. 70.5 feet) to an iron pin; thence continuing with the curve of Sellwood Circle (the chord being S. 47-30 E. 4.5 feet) to the beginning corner.

This being the identical property conveyed to the Mortgagors herein by deed of Donald L. Moree and Linda W. Moree dated July 20, 1977 and recorded July 20, 1977 in the R.M.C. Office for Greenville County in Deed Book 1060 at Page 901.

This mortgage is junior in rank to that mortgage to Collateral Investment Company in the original amount of \$27,400.00 dated July 20, 1977 and recorded July 20, 1977 in the R.M.C. Office for Greenville County in Mortgage Book 1404 at Page 622.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JULY 1984
STAMP
TAX \$ 03.42

which has the address of 404 Sellwood Circle Simpsonville
[Street] [City]
South Carolina 29681 (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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