

MORTGAGE

1581-305

THIS MORTGAGE is made this 11th day of September 1984 between the Mortgagor, Margret C. Poulas and Mike Poulas of South Carolina (herein "Borrower"), and the Mortgage 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, Lutnerville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 23,910.00 which indebtedness is evidenced by Borrower's note dated Sept, 11, 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 September 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 lot of land at the southeastern corner of Fairhaven Drive and Northway Drive near the City of Greenville, in Greenville County South Carolina, being shown as Lot no 58 on plat of Section II of Orchard Acres recorded in Plat Book QQ at Page 6 and described as follows:

BEGINNING at an iron pin on the eastern side of Fairhaven Drive at corner of Lot 57 and running thence with line of said Lot N. 81-33 E. 175 feet to an iron pin in line of Lot 143; thence with line of said Lot, N. 8-27 W. 90 feet to a concrete monument on the southern edge of Northway Drive; thence with the southern side of Northway Drive S. 81-33 W. 155 feet to an iron pin; thence with the curve of the intersection with Fairhaven Drive, the chord of which is S. 36-33 W. 28.3 feet to an iron pin on the eastern side of FAirhaven Drive; thence with the eastern side of said Drive S. 8-27 E. 70 feet to the beginning.

This is the same property conveyed to Theris T. Poulas and Margret C. Poulas by the Deed of Rosalee Young Jackson said Deed being recorded in the RMC Office for Greenville County in Deed Book 813, at Page 367, recorded on Feb 7, 1967. Margret C. Poulas become the sole owner of the above described property upon the death of Theris T. Poulas, the will of said Theris T. Poulas being probated in the Probate Court for Greenville County record of said probate being found in File W-1718-25.

This is a second mortgage, junior to that given to Fidelity Federal Savings and Loan Association in the original amount of \$35,000.00, said mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1508 at Page 645, recorded on July 24, 1980.

which has the address of 206 Fairhaven Drive Taylors, SC 29687
[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

2 SEP 12 84 1155

5-11-84