

GREENVILLE FILED

THIS MORTGAGE is made this 19th day of September 1984 between the Mortgagor, Rexford A. Seay and Margaret R. Seay (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, Weaver Plaza, 1301 York Road Lutherville, Maryland 21093 (herein "Lender").

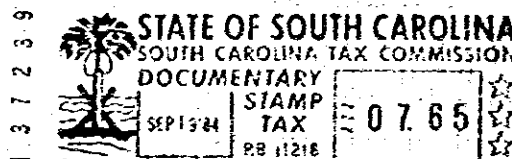
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 25,415.00 which indebtedness is evidenced by Borrower's note dated September 19, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on October 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 on the northwestern side of Del Norte Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot 149 on a Plat of DEL NORTE ESTATES, Sheet one, recorded in the RMC Office for Greenville County in Plat Book WWW, at Pages 32 and 33, and having, according to said Plat the following metes and bounds:

BEGINNING at a iron pin on the Northwestern side of Del Norte Road at the joint front corner of Lots 148 and 149, and running thence with the line of Lot 148, N. 44-05 W., 140 feet to an iron pin in the rear line of Lot 152; thence with the rear lines of lots 151 and 152, N. 45-55 E. 100 feet to an iron pin at the joint rear corner of Lots 149 and 150; thence with the line of Lot 150, S. 44-05 E. 140 feet to an iron pin on the Northwestern side of Del Norte Road; thence with the said Road, S. 45-55 W., 100 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of Lenderman W. Redwine recorded in Deed Book 1050, Page 32 in the RMC Office for Greenville County, South Carolina.



which has the address of 405 Del Norte Road, Greenville South Carolina 29615 (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 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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