

GREENVILLE, S.C.
FILED
OCT 15 54 PM '84

MORTGAGE

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THIS MORTGAGE is made this 5th day of October 1984 between the Mortgagor, Charles M. Moore a/k/a Charles Marion Moore and Sandra G. Moore (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. \$ 19,997.50 which indebtedness is evidenced by Borrower's note dated October 5, 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 piece, parcel or lot of land situate lying and being on the Northeastern side of Rivendell Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot No 25 as shown on a plat entitled "Trollingwood, Section 1", prepared by Enwright Associates, dated September 30, 1971 and recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 12 and having according to said plat the following metes and bounds:

Beginning at an iron pin on the NORtheastern side of Rivendell Drive at the joint front corner of Lots Nos 24 and 25 and running thence with the line of Lot No 24 S. 84-28 E. 263.9 feet to an iron pin at the normal pool line of a lake known as Lake Trollingwood; thence with the normal pool line of said lake, S. 18-14 W. 80 feet to an iron pin at the joint rear corner of Lots Nos 25 and 26; thence with the line of Lot No 26 S. 59-47 W. 249.4 feet to an iron pin on the Northeastern side of Rivendell Drive; thence with the Northeastern side of Rivendell Drive N. 35-02 W. 70 feet to an iron pin; thence continuing with the Northeastern side of Rivendell Drive N. 4-00 W. 99.7 feet to an iron pin; thence still continuing with the North eastern side of Rivendell Drive N. 11-28 E. 30 feet to an iron pin; thence still continuing with the Northeastern side of Rivendell Drive N. 25-00 E. 45 feet to the point of beginning.

This is the same property conveyed to the Grantors herein by the Deed of Trollingwood Realty Company, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1060 at Page 33, recorded on July 7, 1977.

This is a second mortgage junior to that given to American Federal in the original amount of \$45,000.00, said mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1429 at Page 950, recorded on April 25, 1978, which has the address of 25 Rivendell Drive Pelzer South Carolina 29669 (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

SOUTH CAROLINA - HOME IMPROVEMENT - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX \$ 06.00

RECORDED

2328-1122