

**MORTGAGE**

VOL 1685 PAGE 116

THIS MORTGAGE is made this 5<sup>th</sup> day of October 1984 between the Mortgagor, Carol E. Wood and Mandy L. Wilson of South Carolina (herein "Borrower"), and the Mortgagee, Union Home Loan Corporation 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. \$ 12,032.50 which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_ 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;

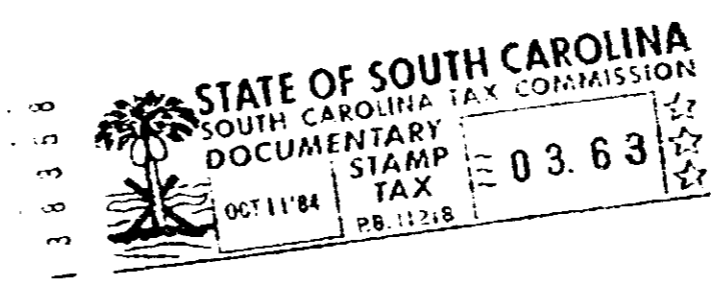
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 southern side of Sellwood Circle, Greenville County, South Carolina, being shown and designated as Lot 238 on a Plat of Westwood, Section 3, recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 30, and having, according to a more recent survey by Freeland & Associates, dated January 24, 1978, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Sellwood Circle, joint front corner of Lots 237 and 238, and running thence with the common line of said lots, S. 03-11 E. 130.0 feet to an iron pin; thence S. 82-09 W. 103.1 feet to an iron pin, joint rear corner of Lots 238 and 239; thence with the common line of said Lots N. 04-23 E. 140.0 feet to an iron pin on the southern side of Sellwood Circle; thence with said Circle, N. 87-13 E. 86.0 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinance, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Mortgagors herein by deed of Albert G. Childress and Debra R. Childress, recorded in Deed Book 1223 at Page 881 of even date herewith.



ECTD  
which has the address of 412 Sellwood Dr, Simpsonville South Carolina 29681 (herein "Property Address");  
[Street] [City] [Zip Code]

3 OCT 11 1984 11:30  
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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