

MORTGAGE

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FILED GREENVILLE CO. S.C.

THIS MORTGAGE is made this 14 day of December 1984 between the Mortgagor Mark E. Thornton and Patricia A. McHugh of South Carolina (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 Lutnerville, Maryland 21093 (herein "Lender").

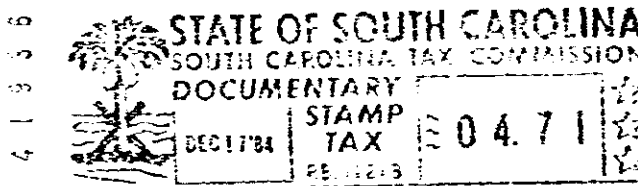
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 15,640.00 which indebtedness is evidenced by Borrower's note dated December 14, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on December 15, 1999;

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 Berkley Avenue, in the County of Greenville, State of South Carolina, being shown and designated as Lot 22 on a plat of property of Ethel Y. Perry Estate, dated November, 1947, prepared by W.J. Riddle, Surveyor, recorded in the RMC Office for Greenville County in Plat Book R at Page 127, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Berkley Avenue at the joint front corner of Lots 21 and 22, and running thence N. 80-52 W. 60 feet to an iron pin at the joint front corner of Lots 22 and 23; thence with the joint line of said Lots S. 09-08 W. 132.5 feet to an iron pin; thence with the line of Lot 26 S. 80-03 E. 60 feet to an iron pin at the joint rear corner of Lots 21 and 22; thence with the line of said lots, N. 09-08 E. 133.4 feet to an iron pin on the Southern side of Berkley Avenue, the beginning corner.

Derivation: Deed of Samuel T. Brown and Ravonda S. Brown to the Borrower herein executed December 14, 1984 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 1228 at Page 877 on December 17, 1984.



which has the address of 304 Berkley Drive Greenville South Carolina 29609 (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

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