

MORTGAGE

Suite 103, 33 Villa Rd.
Greenville, S.C. 29607

FILED

GREENVILLE CO S 20
THIS MORTGAGE is made this 20th day of July
1983 between the Mortgagee, Robert Dale Hipps and Sylvia P. Hipps
(herein "Borrower"), and the Mortgagee, Union Home Loan Corporation
of South Carolina, LANSLEY, a corporation organized and
existing under the laws of the State of South Carolina
whose address is Suite 205, Heaver Plaza, 1301 York Road
Lutherville, Maryland 21093. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$11,465.00
which indebtedness is evidenced by Borrower's note dated July 22, 1983 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 August 15, 1993.

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 in the
City of Greer, County of Greenville, State of South Carolina, being parts
of Lots 24 and 25, and having the following metes and bounds, to wit:

BEGINNING on Snow Street at the corner of Lot No. 20, and running thence
with the line of this lot, N. 22 E., 157 feet to the corner of Lot No.
23; thence along the line of this lot, S. 85-30 W., 50 feet; thence S.
22 W., 157 feet to Snow Street; thence along this street, N. 68-00 W.,
50 feet to the beginning corner, being parts of Lots No. 24 and 25 of
plat entitled "Cannon's Park", made by H. G. Bailey, Surveyor, dated
November, 1919, Said plat recorded in Plat Book F at page 195 in the RMC
Office for Greenville County.

DERIVATION: Deed of Marion B. Hipps recorded in the RMC Office for Green-
ville County in Deed Book 1170 at page 194 on July 16, 1982.

This mortgage is junior and secondary in lien to that certain mortgage
of Robert Dale Hipps and Syliva P. Hipps to Greenville County Redevlop-
ment Authority in the original amount of \$10,935.00 dated May 16, 1983
and recorded May 23, 1983 in Mortgage Book 1607 at page 693 in the
Greenville County RMC Office.

RECORDED

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX
STAMP
TAX \$ 4.80

which has the address of 105 Snow Street Greer,
South Carolina 29651 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-
provements 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 in-
debtedness 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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