

J 02 PM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1618 PAGE 372

THIS MORTGAGE is made this 27th day of July 1983, between the Mortgagor, David H. Zajicek and Kathleen E. Zajicek, (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, Lutherville, Maryland 21093. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,027.50 which indebtedness is evidenced by Borrower's note dated July 27, 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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Edwards Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 9 and part of Lot No. 8, Block B, Mayfair Estates, as recorded in the RMC Office for Greenville County, SC, in Plat Book S at Pages 72 and 73, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of Edwards Road, said pin being the joint front corner of Lots Nos. 9 and 10 and running thence with the common line of said Lots N 60-48 W, 150 feet to an iron pin; thence with the rear line of Lots 8 and 9, N 29-12 E, 85 feet to an iron pin in line of Lot 8; thence in a new line through Lot 8, S 60-48 E, 150 feet to an iron pin on the northwesterly side of Edwards Road; thence with the northwesterly side of Edwards Road S 29-12 W, 85 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Herman E. Alewine recorded in Deed Book 1193 at page 554 on July 1st 1983 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of Herman E. Alewine and Karen Alewine to Aiken-Speir, Inc. in the original sum of \$20,700.00 recorded March 28, 1973 in Mortgage Book 1270 at page 799 in the Greenville County RMC Office.

which has the address of 4107 Edwards Road, Taylors, SC 29687 South Carolina (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 therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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