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GREENVILLE CO. S.C.
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MORTGAGE

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THIS MORTGAGE is made this 16th day of January, 1984, between the Mortgagor, William O. Chisholm and Margaret R. Chisholm 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, Heaver Plaza, 1301 York Road, Lutherville, Maryland 21093 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 25,455.00 which indebtedness is evidenced by Borrower's note dated January 16, 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 February 15, 1989;

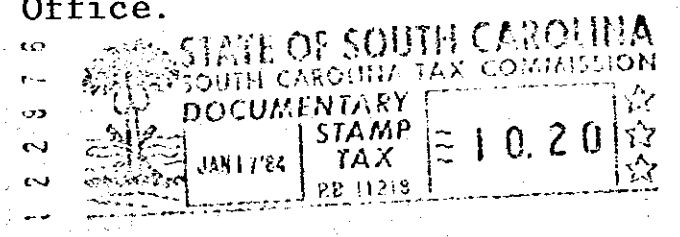
To SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 lot of land in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot No. 17 as shown on plat of Section One, BROOKSIDE, recorded in Plat Book 4-R at page 56 of the RMC Office for Greenville County, S.C., and having according to said Plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Adams Mill Road, the joint front corner of Lots 16 and 17, and running thence with the joint line of said Lots S 46-30 W, 218.8 feet to an iron pin in line of property of Donald E. Baltz; thence with the line of said property N 43-30 W, 100 feet to an iron pin; thence turning N 46-30 E, 190.3 feet to an iron pin; thence turning S 89-30 E, 36 feet to an iron pin on the southwestern side of Adams Mill Road; thence with the southwestern side of said Road S 45-30 E, 75.06 feet to the point of beginning.

DERIVATION: Deed of Donald E. Baltz, Inc. recorded August 28, 1978 in Deed Book 1086 at page 170 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of Donald E. Baltz, Inc. to Fidelity Federal Savings and Loan Association, now known as American Federal Bank, F.S.B. in the original amount of \$47,600.00 recorded March 15, 1978 in Mortgage Book 1426 at page 64 in the Greenville County RMC Office.



which has the address of 408 Adams Mill Road, Mauldin, SC 29662 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 (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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