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MORTGAGE

THIS MORTGAGE is made this 20th day of July 1983, between the Mortgagor, DONNIE S. TANKERSLEY, Randall O. Tyner and Jimmie Ruth Cox Tyner (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. \$ 4,527.50 which indebtedness is evidenced by Borrower's note dated July 20, 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, 1988;

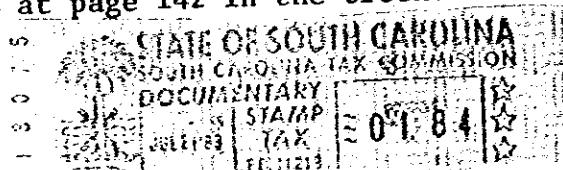
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 northeastern side of Miracle Drive, Greenville County, South Carolina, being shown and designated as Lot No. 145 on Plat of Fresh Meadow Farms, Plat No. 2, Section one, prepared by R. K. Campbell, Engineer, revised May 18, 1957, recorded in the RMC Office for Greenville Co. in Plat Book NN, at page 85, and according to a more recent survey by Freeland and Associates, dated Nov. 7, 1980, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Miracle Drive at the joint corners of Lots No. 145 and 146, and running thence along the common line of said lots, N. 48-00 E., 147.5 feet to an iron pin at the joint corners of Lots 144, 145 and 146; thence along the common line of Lots 144 and 143, S. 46-00 W., 125.0 feet to an iron pin on the northeastern side of Miracle Drive; thence along Miracle Drive, N. 44-00 W., 124.7 feet to an iron pin; thence along the curve of Miracle Drive, the chord of which is N. 4-39 W., 21.9 feet to an iron pin; thence N. 42-31 E., 100 feet to an iron pin, being the point of beginning.

DERIVATION: Deed of Gordon C. Carter and Syble C. Lowe, dated November 10, 1980 and recorded in the RMC Office for Greenville County on November 10, 1980 in Deed Book 1137 at page 134.

This mortgage is junior and secondary in lien to that certain mortgage of Randall O. Tyner and Jimmie Ruth Cox Tyner, to Cameron-Brown Company in the original amount of \$32,700.00 dated Nov. 10, 1980 and recorded November 10, 1980 in Mortgage Book 1524 at page 142 in the Greenville County RMC Office.



which has the address of 17 Miracle Drive Greenville South Carolina 29605 (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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