

ADDRESS OF MORTGAGEE:  
Suite 205, Heaver Plaza  
1301 York Road  
Lutherville, MD 21093  
GREENVILLE, S.C.

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**MORTGAGE**

THIS MORTGAGE is made this 14th day of March 1984 between the Mortgagor, John David Mauney, Jr. and Mary Ann T. Mauney, DONNIE S. JANSASLEY (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. \$ 18,352.50 which indebtedness is evidenced by Borrower's note dated March 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 March 15, 1994;

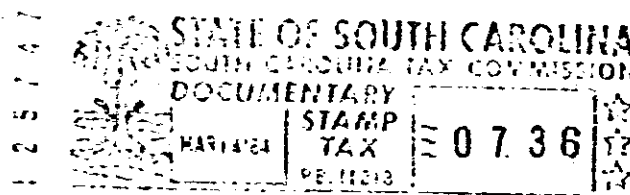
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 all improvements thereon, in the State of South Carolina, County of Greenville, being shown and designated as Lot Number 5 on plat of Beechwood Subdivision prepared by R. B. Bruce, dated March 28, 1977, and recorded in Plat Book 5-P at Page 84 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Ikes Court at the joint front corner of Lots 4 & 5 and running thence with the common line of said lots, N. 80-18 W. 126.3 feet to an iron pin at the joint rear corner of said lots; thence, N. 22-24 E. 160 feet to an iron pin at the joint rear corner of lots 5 & 6; thence with the common line of said lots, S. 32-18 E. 160.1 feet to an iron pin on the western side of Ikes Court; thence with the curvature of said Court, the chord of which is S. 33-00 W. 40-4 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Academy Rental Company, a general partnership, dated September 9, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1064 at Page 455.

This mortgage is junior in rank to the mortgage of First Federal Savings and Loan Association in the original amount of \$33,150.00 dated September 9, 1977 and recorded in the RMC Office for Greenville County in Mortgage Book 1409 at Page 446.



which has the address of 110 Ikes Court Taylors South Carolina 29687 (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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