

ADDRESS OF MORTGAGEE:  
Suite 205, Heaver Plaza  
1301 York Road  
Lutherville, MD 21093

**MORTGAGE**

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THIS MORTGAGE is made this, 6th day of April, 1984, between the Mortgagor, John E. Lathan (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. \$ 21,055.00 which indebtedness is evidenced by Borrower's note dated April 15, 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 April 15, 1999;

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, with all improvements thereon, situate, lying and being on the eastern side of Bates Road near the town of Marietta, County of Greenville, State of South Carolina, being shown and designated as Lot No. 1 on plat of John E. Lathan, prepared by R. B. Bruce, dated April 2, 1984, and recorded in Plat Book 10-L at Page 70, and being described more particularly according to said plat, to-wit:

BEGINNING at a point on the eastern side of Bates Road at the joint corner of the within described property and property nor or formerly of R. R. Lathan, and running thence, N. 55-00 E. 152.5 feet to an iron pin; thence, S. 39-00 E. 135 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence along the common line of said lots, S. 63-17 W. 205.8 feet to an iron pin at the joint front corner of said lots on the eastern side of Bates Road, thence along said road, N. 13-15 W. 110 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagor herein and Patricia Marie Lathan by deed of Leonard Frazier dated January 17, 1979 and recorded January 17, 1980 in the RMC Office for Greenville County in Deed Book 1119 at Page 204; Patricia Marie Lathan conveyed her interest to the Mortgagor herein by deed dated 10/5/82 and recorded 10/5/82 in the RMC Office for Greenville County in Deed Book 1175 at Page 185.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP TAX  
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which has the address of Route 2 Marietta  
[Street] [City]  
South Carolina 29662 (herein "Property Address");  
[Zip Code]

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