

**MORTGAGE**

Vol 1864 Page 446

THIS MORTGAGE is made this 18th day of May 1984 between the Mortgagor, Allan L. Rodgers and Nancy S. Rodgers (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. \$ 10,000.00 which indebtedness is evidenced by Borrower's note dated May 18, 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 June 15, 1994;

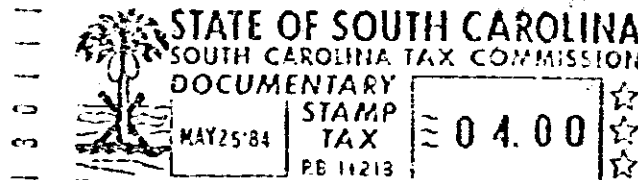
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 piece, parcel or lot of land situate lying and being in the State of South Carolina, County of Greenville, on the Southeastern side of Balcome Boulevard and being known and designated as Lot No. 28 on Plat of Addition to Lakewood recorded in the RMC Office for Greenville County in Plat Book 4-F at Page 38 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Balcome Boulevard at the joint front corner of Lots 28 and 29 and running along the joint line of said lots S. 36-06 E. 200 feet to an iron pin; thence N. 53-54 E. 120 feet to an iron pin; thence along the joint line of Lots 27 and 28 N. 36-06 W. 200 feet to an iron pin; thence along Balcome Boulevard S. 53-54 W. 120 feet to the point of beginning.

This is that property conveyed to Mortgagor by deed of Billy R. Crittendon and Sarah C. Crittendon recorded February 5, 1973 in the RMC Office for Greenville County, South Carolina, in Deed Book 966 at Page 473.

This is a second mortgage junior to that of Fountain Inn Federal Savings and Loan Association recorded September 1, 1971 in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1205 at Page 133 in the original amount of \$25,000.00.



which has the address of 306 Balcome Boulevard Simpsonville South Carolina 29681 (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 seized 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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