

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

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P.O. Box 1885  
Greenville, S.C. 29602

**MORTGAGE**

VOL 1665 PAGE 453

THIS MORTGAGE is made this 30th day of May 1984 between the Mortgagor, Foster J. McCoy and Shirley McCoy (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. \$ 9,025.00 which indebtedness is evidenced by Borrower's note dated May 30, 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;

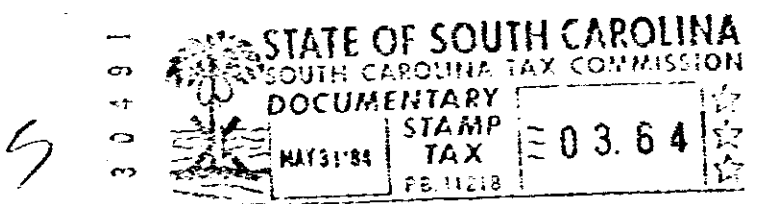
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville County, South Carolina and being shown as Lot No. 115 of Western Hills, plat of which is recorded in Plat Book QQ at Pages 98-99 and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Alice Farr Drive at the joint front corner of Lots Nos. 114 & 115 and running thence with the line of said lots, S. 23-30 E. 178.8 feet thence N. 65-21 E. 100 feet; thence N. 23-30 W. 176.7 feet to a point on Alice Farr Drive; thence with Alice Farr Drive, S. 66-49 W. 81.1 feet; thence continuing with Alice Farr Drive S. 69-02 W. 18.9 feet to the point of beginning.

This being the identical property conveyed to the Mortgagor herein by deed of J. Frank Williams dated April 22, 1964 and recorded on April 23, 1964 in the RMC Office for Greenville County in Deed Book 747 at Page 180.

This mortgage is junior in rank to the mortgage to Carolina Federal Savings and Loan Association (now Security Federal) in the original amount of \$10,200.00 dated April 23, 1964 and recorded April 23, 1964 in the RMC Office for Greenville County in Mortgage Book 956 at Page 233 and also to that mortgage to Security Federal Savings and Loan Association in the original amount of \$7,000.00 dated July 8, 1983 and recorded August 17, 1983 in the RMC Office for Greenville County in Mortgage Book 1621 at Page 618.



which has the address of 26 Alice Farr Drive Greenville South Carolina 29611 (herein "Property Address");

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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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