

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

MORTGAGE

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

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THIS MORTGAGE is made this 11th day of June 1984 between the Mortgagor, Arnold Edwards and Linda F. Edwards (herein "Borrower") and the Mortgagee, Union Home Loan Corporation of South Carolina (herein "Lender"), 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.

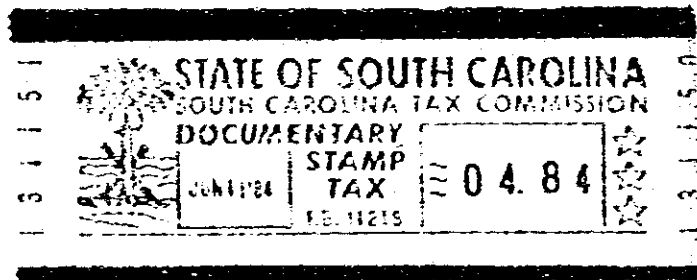
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 12,032.50 which indebtedness is evidenced by Borrower's note dated June 11, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, 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, with all improvements thereon, in Highland Township, County of Greenville, State of South Carolina, located about ten miles north from Greer, South Carolina on the northwest side of State Highway No. 14 being shown as all of the property on plat of property of Carl H. and Mary Lou Bradley, Jr. made by John A Simmons, surveyor, dated April 22, 1963, and has the following metes and bounds, to-wit:

BEGINNING at a nail in the center of said highway, corner of Ben Verdin (iron pin set off 19 feet on northwest bank of highway) and runs thence N. 50-30 W. 180 feet along the line of Ben Verdin to an iron pin; thence N. 29-14 E. 35 feet with property of the within Chalmer N. Greene and Marcelle Verdin Greene to an iron pin; thence N. 76-24 E. 83 feet with property of Chalmer N. and Marcelle Verdin Greene to an iron pin; thence S. 54-24 E. 130.7 feet to nail in the center of said highway (iron pin set off 16 feet on bank), thence s. 36-30 W. 110 feet along the center of said highway to the beginning corner.

This being the identical property conveyed to the Mortgagors herein by deed of Chalmer N. Greene and Marcelle Verdin Greene dated June 14, 1977 and recorded June 15, 1977 in the RMC Office for Greenville County in Deed Book 1058 at Page 562.



which has the address of Route 2, Highway 14 Greer South Carolina 29651 (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