

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

Robertson, G. H. S. Dike, P.A.
Greenville, S.C. 29602

MORTGAGE

GREENVILLE
S.C.

Greenville, S.C. 29602
VOL 1557 PAGE 852

THIS MORTGAGE is made this 15th day of June 1984 between the Mortgagors, Thomas P. Lane, Jr. and Dianne P. Lane (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. \$ 55,590.00 which indebtedness is evidenced by Borrower's note dated June 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 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township, containing 3.19 acres, more or less, excluding the right-of-way of the roadway on the western side of Batesville Road near the intersection of Woodruff Road (S.C. Highway No. 145), having according to a more recent plat of the property of T. P. Lane, r. made by James L. Strickland, RLS, dated October, 1977, the following metes and bounds, to-wit:

BEGINNING at a point in the center line of the Batesville Road at the corner of property now or formerly owned by Charles L. Kendrick (said beginning point being located 1,600 feet, more or less, from the intersection of Batesville Road with the Woodruff Road) and running thence along the Kendrick Line, S. 77-16 W. 397.25 feet to an iron pin; thence along the line of property now or formerly owned by Hermine M. Miller, N. 23-45 W. 328.1 feet to a point at a stone and iron pin; thence along the line of Dessie C. Rucker, N. 34-07 E. 100 feet to a new point; thence a new line, N. 77-16 E. 418.3 feet to a nail and cap in the center line of Batesville Road; thence with the center line of the Batesville Road, the following courses and distances: S. 4-25 E. 157.7 feet to a point, S. 6-21 E. 100 feet to a point, S. 15-24 W. 100 feet to a point and S. 9-18 E. 35.3 feet to the point of Beginning.

This being a portion of the property conveyed to the Mortgagors herein by deed of R. C. Kendrick, Jr. as Executor under the Last Will and Testament of Richard Clyde Kendrick, Deceased, dated September 20, 1977 and recorded September 22, 1977 in the RMC Office for Greenville County in Deed Book 1065 at Page 264.

This mortgage is junior in rank to that mortgage to Fidelity Federal Savings and Loan Association (now American Federal Bank, F.S.B.) in the original amount of \$47,250.00 dated October 18, 1977 and recorded November 21, 1977 in the RMC Office for Greenville County in Mortgage Book 1416 at Page 311.

which has the address of ... Route 5, Box 387-A Simpsonville
[Street] [City]
South Carolina 29681 (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

RECORDED

29681-1557-852