

MORTGAGE

THIS MORTGAGE is made this 28th day of June 1984 between the Mortgagor, Dewey L. Perkins and Dawn J. Perkins (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").

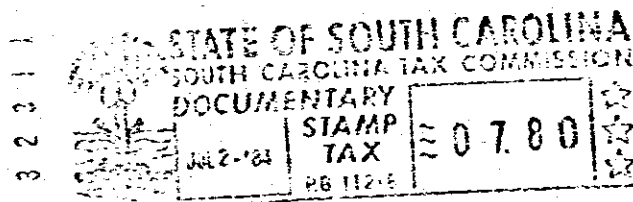
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 25,905.00 which indebtedness is evidenced by Borrower's note dated June 28, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on July 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 the buildings and improvements thereon lying and being on the southeasterly side of Georgia Road in the County of Greenville, State of South Carolina and having according to a recent survey entitled, "Property of Dewey Lee Perkins and Dawn R. Perkins" prepared by Campbell and Clarkson Surveyors, Inc., dated March 5, 1971, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-I, page 69, reference being craved hereto to said plat for exact metes and bounds.

This is that property conveyed to Mortgagor by deed of J.A. Fletcher recorded March 11, 1971 in the RMC Office for Greenville County, South Carolina, in Deed Book 910 at Page 400.

This is a second mortgage junior to that of C. Douglas Wilson (Bankers Mortgage Corporation) recorded March 11, 1971 in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1183 at Page 287 in the original amount of \$14,750.00.



which has the address of Route 4, Box 416 West Georgia Road, Piedmont South Carolina 29673 (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