

**MORTGAGE**

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THIS MORTGAGE is made this 29th day of June 1984 between the Mortgagor William G. McCuen, Jr. of South Carolina (herein "Borrower"), and the Mortgagee Union Home Loan Corporation existing under the laws of the State of South Carolina whose address is Suite 205, Heaven Plaza, 1301 York Road Lutheville, 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 June 29, 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 1, 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, located, lying and being in the County and City of Greenville, State of South Carolina, being known and designated as Lot No2 on plat entitled "Property of Sam R. Zimmerman and Ferris M. Williams, dated May 1919, revised February, 1922, prepared by C. E. Dalton Engineer, recorded in the Greenville County RMC Office in Plat Book E at Page 132 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of the within lot and Lot No 1 and running thence S. 42-0 E. 159 feet to a point at the joint rear corner of the within lot and Lot No 1; thence running N. 48 E. 65 feet to a point at the joint rear corner of the within lot and Lot No 3; thence running along the joint line of said lots N. 42 W. 159 feet to a point at the joint front corner of the within lot and Lot No 3, on the Southeastern side of the right-of-way S. 48 W 65 feet to the point of beginning.

This is the same property conveyed to the Grantor herein by the Deed of Douglas L. Polk and Daniel J. Otte, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1216 at Page 243.

This is a second mortgage, junior to that given to Douglas L. Polk and Daniel J. Otte in the original amount of \$20,000.00, said mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1670 at Page 875.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSIONER  
DOCUMENTARY TAX STAMP  
JUL 13 1984  
\$ 02.73

which has the address of 106 Atwood Street Greenville  
[Street] [City]  
29609  
South Carolina (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

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