

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

MORTGAGE

Greenville, SC 29602

THIS MORTGAGE is made this 2nd day of August 1984 between the Mortgagor, Erastus Beard, Jr. (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").

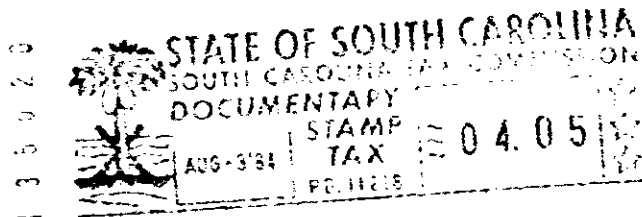
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 13,495.00 which indebtedness is evidenced by Borrower's note dated August 2, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 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 those certain pieces, parcels or lots of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being shown and designated as a portion of Lot No. 1 and all of Lots Nos. 2 and 3 on a plat of property entitled, Property of Erastus Beard, Jr., prepared by Carolina Surveying Company dated August 1, 1984 and recorded in the R.M.C. Office for Greenville County in Plat Book 10V at Page 87, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southeastern portion of Furman Road; thence, N. 9-31 E. 102.5 feet to an iron pin; thence S. 56-31 E. 126.3 feet to an iron pin; thence N. 37.34 E. 47.3 feet to an iron pin; thence S. 56-45 E. 40 feet to a nail in a 10 inch water oak tree; thence S. 23-00 E. 142.4 feet to an old iron pin; thence N. 56-53 W. 154 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Eugene E. Stone, Jr. and Ann S. Cleveland dated June 24, 1969 and recorded March 16, 1971 in the R.M.C. Office for Greenville County in Deed Book 910 at Page 582 and also by deed of Maggie W. Lunsford dated December 29, 1969 and recorded in the R.M.C. Office for Greenville County in Deed Book 878 at Page 589.



which has the address of 102 Furman Road Greenville South Carolina 29609 (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

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