

THIS MORTGAGE is made this 24th day of August 1984, between the Mortgagor, Robert W. Kendall and Gail D. Kendall (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. \$ 20,552.50 which indebtedness is evidenced by Borrower's note dated August 24, 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 September 15, 1994;

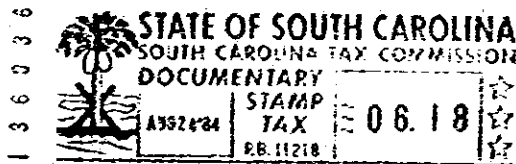
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 situate, lying and being on the Northeastern side of Marseille Drive and its intersection with Beau Clair Drive and known and designated as Lot No 101 of a subdivision known as Jenkins Estates, Section II, and shown on plat which is recorded in the RMC Office for Greenville County in plat Book 4-2 at Page 45 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Marseille Drive and running thence N. 63-36 E. 255 feet to an iron pin; running thence S. 26-24 E. 170 feet to an iron pin on the Northern side of Beau Clair Drive; running thence with the Northern side of said Drive S. 63-36 W. 230 feet to an iron pin at the intersection of Beau Clair Drive and Marseille Drive and running thence with the intersection the chord of which is N. 71-24 W. to an iron pin on the Northeastern side of Marseille Drive; running thence with said Drive N. 26-24 W. 145 feet to an iron pin the point of beginning.

This is the same property conveyed to the Grantors herein by the Deed of Capri and Weedon Builders, Inc. said Deed being recorded in the RMC Office for Greenville County in Deed Book 1021 at Page 291, recorded on July 16, 1975.

This is a second mortgage, junior to that given to First Federal Savings and Loan Association in the original amount of \$33,200.00, said Mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1344 at Page 8, recorded on July 16, 1975.



which has the address of 109 Beau Clair Drive, Simpsonville South Carolina 29681 (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 (therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and