

MORTGAGE

THIS MORTGAGE is made this 24 day of AUGUST 1984 between the Mortgagor, RAY C. STILES AND JACKIE R. STILES (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. \$ 35,890.00 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;

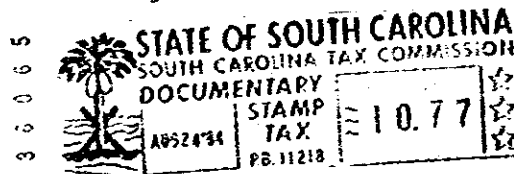
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 certain piece, parcel or lot 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 LOTS 10 and 11 on a plat prepared for William G. Gallman made by J. L. Montgomery, III in August, 1982, and recorded in the RMC Office for Greenville County in Plat Book 9-A at Page 60, reference being had to said plat for a more complete metes and bounds description. LOT 10 is composed of 2.03 acres and LOT 11 is composed of 1.51 acres as shown on said plat.

LESS, HOWEVER, that portion of the above described LOTS 10 and 11 located within the right-of-way of a 50' private road shown on said plat which road abutts the Western and Southern sides of LOT 10 and the Northern side of LOT 11.

ALSO, an undivided 2/11ths interest in and to those portions of said 50' private road abutting LOTS 10 and 11 together with a permanent easement in said 50' private road for purposes of ingress and egress to all lots shown on the above mentioned plat which abutt said private road and for the purposes of installing, maintaining and repairing a water line within the right-of-way of said private road.

THE above described property is the same acquired by the Mortgagors by deed from Darnell D. Danieleley and Mary Ann Danieleley dated March 27, 1984, and recorded in the RMC Office for Greenville County on March 27, 1984, in Deed Book 1208 at Page 967.



which has the address of HICKORY TAVERN ROAD, BOX 269-B, ROUTE 3, FOUNTAIN INN, South Carolina 29644 (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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