

THIS MORTGAGE is made this 23rd day of August 1984 between the Mortgagor, Gerald W. Ashley and Maria R. Ashley of South Carolina (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. \$ 20,052.50 which indebtedness is evidenced by Borrower's note dated August 23, 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;

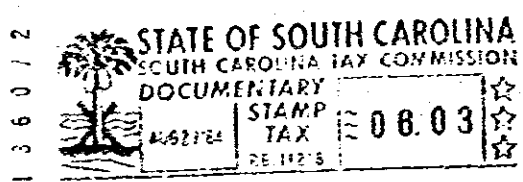
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 situate, lying and being on the eastern side of Donington Drive, in the County of Greenville, State of South Carolina, and being shown and designated as Lot No. 52 on plat entitled Kingsgate, made by Piedmont Engineers and Architects, January 9, 1969, recorded in the Office of the RMC for Greenville County, S. C. in Plat Book WWW, at Pages 44 and 45, reference to which plat is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Mortgagors herein by Deed of William A. Wood and Carol M. Wood, of even date, to be recorded herewith in the RMC Office for Greenville County, S. C.

Mortgagee's address: Suite 205, Heaver Plaza, 1301 York Road, Lutherville, Maryland 21093

This Second Mortgage is junior in lien to that certain Mortgage given by William A. Wood and Carol M. Wood to North Carolina National Bank, recorded December 29, 1975, in the original amount of \$42,000.00, in the RMC Office for Greenville County, S.C. in Mortgage Book 1356-821, and which Mortgage has been assumed by the Mortgagors herein.



which has the address of 236 Donington Drive Greenville South Carolina 29615 (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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