

THIS MORTGAGE is made this 27th day of August 1984 between the Mortgagor, Wayne A. Plumier, Jr. and Cheryl L.G. Plumier (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, Beaver Plaza, 1301 York Road, Lutherville, Maryland 21093 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 7,170.00 which indebtedness is evidenced by Borrower's note dated August 27, 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 Sept. 15, 1994;

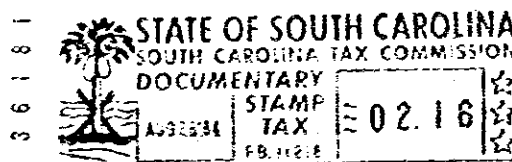
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 in the County of Greenville, State of South Carolina, being shown as Lot No. 26 on plat entitled "Sec. 3, Richmond Hills" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJJ, at Page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the edge of Tazewell Drive, joint front corner of Lots Nos. 26 and 25, and running thence with the common line of said lots, N. 54-31 E. 170 feet to a point, thence S. 35-23 E. 90 feet to a point; thence with the common line of Lots Nos. 26 and 27, S. 54-31 W. 170 feet to a point on the edge of Tazewell Drive; thence with said Drive, N. 35-23 W. 90 feet to a point, the point of beginning.

This being the same property conveyed to the mortgagors by deed of even date to be recorded herewith.

This Mortgage is a second mortgage being junior to that certain mortgage given by Randall E. Bowen, et al, to Panstone Mortgage Company on April 12, 1978 and recorded in the RMC Office for Greenville County in Mortgage Book 1428 at 945 in the original amount of \$31,000, said mortgage being assumed by the Mortgagors this date.



8 Tazewell Drive, Greenville, South Carolina 29609 which has the address of [Street] [City] South Carolina (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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