

PURCHASE MONEY MORTGAGE

THIS PURCHASE MONEY MORTGAGE is made this 9th day of 1884 11/872
October 1984 between the Mortgagor, George E. Mahathy and Linda M. Mahathy,
husband and wife, (herein "Borrower"), and the Mortgagee, UNITED STATES
FIDELITY AND GUARANTY COMPANY, a corporation organized and existing under the
laws of the State of Maryland, whose address is 100 Light Street, Baltimore,
Maryland, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-One
Thousand Nine Hundred Dollars (\$51,900.00) which indebtedness is evidenced by
Borrower's note dated eveny herewith (herein "Note"), providing for monthly
installments of principal and interest, with the balance of the indebtedness,
if not sooner paid, due and payable on November 1, 1999.

TO SECURE to Lender (a) 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, and (b) the repayment of any future advances, with interest
thereon, made to Borrower by Lender pursuant to paragraph 22 hereof (herein
"Future Advances"), Borrower does hereby mortgage, grant and convey to Lender
the following described property located in the County of Greenville, State of
South Carolina:

ALL that lot of land, together with improvements thereon, situate on the
westerly side of Dickens Lane in the County of Greenville, State of South
Carolina, being shown as Lot No. 7 on a plat of the property of Lee E.
Thomason dated December, 1963, prepared by C. O. Riddle, recorded in Plat
Book GCG at page 58 in the R.M.C. Office for Greenville County, and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Dickens Lane at the
joint front corner of Lot 6 and Lot 7, and running thence with
Lot 6, S. 68-38 W. 137.3 feet to an iron pin at the joint rear corner of
Lot 6 and Lot 7; thence N. 21-15 W. 157 feet to an iron pin; thence
N. 81-51 E. 216.2 feet to an iron pin at the joint rear corner of Lot 7
and Lot 8; thence with Lot 8, S. 9-25 E. 72.8 feet to an iron pin on
Dickens Lane; thence with said lane, S. 37-00 W. 69 feet to the point of
beginning.

Being the same lot of ground conveyed to Borrowers from Preston G. Baker, Jr.
and Betty C. Baker by Deed of even date herewith, as recorded or intended to
be recorded in the R.M.C. Office for Greenville County, South Carolina; which
has the address of 14 Dickens Lane, Taylors, South Carolina 29687 (herein
"Property Address");

TOGETHER with all the improvements now or hereafter erected on the
property, and all easements, rights, appurtenances, rents, royalties, mineral,
oil and gas rights and profits, water, water rights, and water stock, and all
fixtures now or hereafter attached to the property, all of which, including
replacements and additions thereto, 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
herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby
conveyed and has the right to mortgage, grant and convey the Property, that
the Property is unencumbered, and that Borrower will warrant and defend
generally the title to the Property against all claims and demands, subject to
any declarations, easements or restrictions listed in a schedule of exceptions
to coverage in any title insurance policy insuring Lender's interest in the
Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. PAYMENT OF PRINCIPAL AND INTEREST. Borrower shall promptly pay when
due the principal of and interest on the indebtedness evidenced by the Note,
late charges as provided in the Note, and the principal of and interest on any
Future Advances secured by this Mortgage.

2. FUNDS FOR TAXES AND INSURANCE. Subject to applicable law or to a
written waiver by Lender, Borrower shall pay to Lender on the day monthly
installments of principal and interest are payable under the Note, until the

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Deed E. Mahathy & L

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