

ADDRESS OF MORTGAGEE:
Suite 205, Heaver Plaza
1301 York Road
Lutherville, MD 21093

MORTGAGE

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RECORDING OFFICE
Greenville, S.C. 29602

THIS MORTGAGE is made this 11th day of September 1984 between the Mortgagor, William A. Cason and Teresa C. Cason 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").

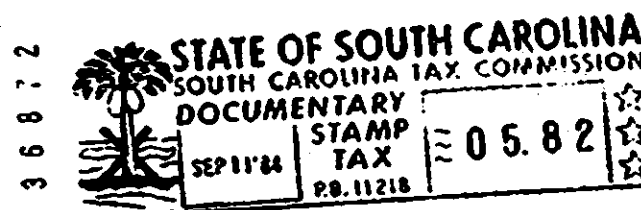
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 19,350.00 which indebtedness is evidenced by Borrower's note dated September 11, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, 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 in the County of Greenville, State of South Carolina, being known and designated as property of Teresa C. Cason and William A. Cason as shown on a plat thereof prepared by Carolina Engineering and Surveying Company on November 12, 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of a County Road and Mill Road and running thence, S. 4-19 E. 710 feet; thence N. 85-41 W. 496.6 feet to an iron pin; thence N. 29-48 W. 327 feet to an iron pin; thence N. 82-37 E. 760.4 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Frances S. Crosby, Teresa Crosby Cason and Samuel E. Crosby dated December 21, 1970 and recorded January 13, 1971 in the RMC Office for Greenville County in Deed Book 906 at Page 295; and by corrective deed dated July 3, 1971 and recorded July 7, 1971 in the RMC Office for Greenville County in Deed Book 919 at Page 509.



which has the address of Route 5, Stewart Road 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 seized 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