

**MORTGAGE**

THIS MORTGAGE is made this 14th day of June 1983, between the Mortgagor, Clifford C. Jones, Jr. and Lynn P. Jones of South Carolina (herein "Borrower"), and the Mortgagee, Union Home Loan Corporation 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").

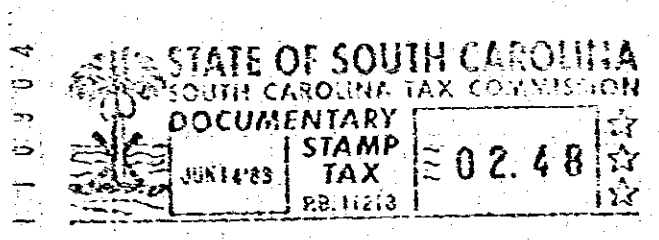
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 6,117.50 which indebtedness is evidenced by Borrower's note dated June 14, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on June 15, 1991;

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, with all buildings and improvements thereon, situate, lying and being on the eastern side of North Franklin Road in Greenville County, South Carolina, being shown and designated as Lot No. 3 on a Subdivision of the Perry Property made C.M. Hunter dated May 20, 1940, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book I at page 150, reference to which is hereby craved for the metes and bounds thereof.

DERIVATION: Deed of Hugh L. Badger, Sr. as executor of will of Florence Rudy Badger White recorded January 5, 1979 in Deed Book 1094 at page 875 in the Greenville County RMC Office.

This mortgage is junior and secondary in lien to that certain mortgage of Clifford C. Jones, Jr. and Lynn P. Jones to Collateral Investment Company in the original amount of \$32,750.00 recorded January 5, 1979 in Mortgage Book 1454 at Page 532 in the Greenville County RMC Office.



which has the address of 508 North Franklin Road, Greenville, SC 29609 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 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