

MORTGAGE

THIS MORTGAGE is made this 5th day of April 1984, between the Mortgagor, Michael B. Justice and Cindy C. Justice 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. \$ 16,342.50 which indebtedness is evidenced by Borrower's note dated April 5, 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 April 15, 1994;

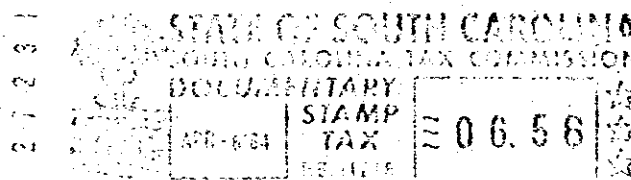
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot #61 on plat of Chick Springs Subdivision, said plat being recorded in the RMC Office for Greenville County in Plat Book UUU at Page 91-B, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Darby Court, joint front corner of Lots #61 and 62, and running thence S 63-26 E 153.65 feet to an iron pin; thence S 26-34 W 90 feet to an iron pin at the joint rear corner of Lots #60 and 61; thence N 63-26 W 153.65 feet to an iron pin on the eastern side of Darby Court; thence running with Darby Court N 26-34 E 90 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by Deed of Billie C. Justice and Doris W. Justice dated of even date and to be recorded herewith.

THIS mortgage being junior in lien to that certain mortgage held by Aiken-Speir, Inc. in the original amount of \$23,800.



GCTD

1 AP06 84
803

which has the address of 100 Darby Court Taylors South Carolina 29687 (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