

MORTGAGE

GREENVILLE

THIS MORTGAGE is made this 2nd day of July 1984, between the Mortgagor, Charles M. Cox and Nadine P. Cox 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. \$7,520.00 which indebtedness is evidenced by Borrower's note dated July 2, 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 July 15, 1994;

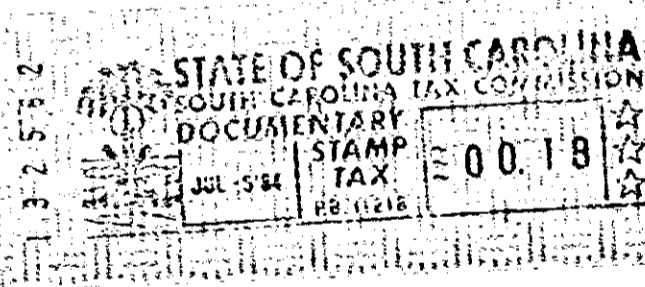
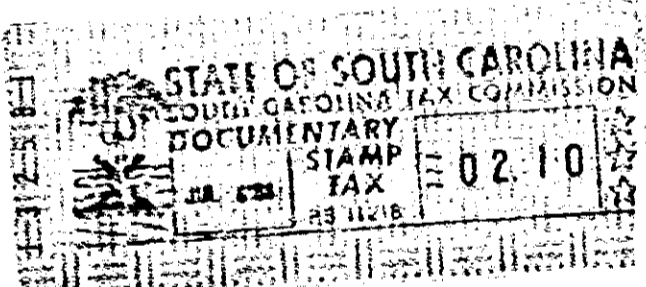
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 lot of land in the State of South Carolina, County of Greenville, in the Town of Fountain Inn, being known and designated as Lot No. 24 on a plat of SUNSET HEIGHTS Subdivision, recorded in the RMC Office for Greenville County in Plat Book 00, at Page 314 and having according to a more recent survey prepared by J. L. Montgomery, III, RLS, entitled "Danny W. Adair" dated September 19, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Alice Street, joint front corner of Lot No. 25 and running thence along the line of Lot No. 25 N. 20-30 W. 215.34 feet to an iron pin; thence along the line of Lot No. 21 S. 70-00 W. 95 feet to an iron pin; thence along the line of Lot No. 23 S. 17-10 E. 185.18 feet to an iron pin on the northerly side of Alice Street; thence along the northerly side of said street N.86-02 E. 110 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Danny W. Adair and Vanessa R. Adair to be recorded herewith.

This mortgage is second and junior in lien to Mortgage in favor of NCBN Mortgage South, Inc., in the original amount of \$26,950.00, recorded in mortgage Volume 1444 at page 960.



which has the address of 110 Alice Street, Fountain Inn, South Carolina 29644 (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