

**MORTGAGE**

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THIS MORTGAGE is made this 7th day of August 1984, between the Mortgagor, James Larry Pace and Rita Pace (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, Lutnerville, Maryland 21093. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 27,920.00 which indebtedness is evidenced by Borrower's note dated August 7, 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 August 15, 1994;

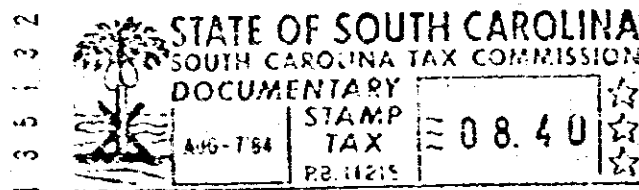
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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, known and designated as Lot No 1, Section 1, Brookwood Forest on plat prepared by C. C. Jones, C.E., November, 1962, and recorded in the RMC Office for Greenville County in Plat "XX" at Page 97, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly edge of Carriage Lane, at the joint front corner of Lots Nos. 1 and 2, and running thence along the line of said lots S. 78-30 E. 160.2 feet to an iron pin; thence S. 11-30 W. 208 feet to an iron pin on the easterly edge of Carriage Lane; thence along the easterly edge of Carriage Lane N. 38-55 W. 183.8 feet to an iron pin; thence following the curvature of Carriage Lane, the chord of which is N. 13-40 W. 45.2 feet to an iron pin; thence continuing along the easterly edge of Carriage Lane N. 11-30 E. 50 feet to the point of beginning.

This is the same property conveyed to the Grantors herein by the Deed of J. C. Cox, Jr., said Deed being recorded in the RMC Office for Greenville County in Deed Book 743 at Page 197, recorded February 27, 1964.

This is a second mortgage, junior to that given by Charles Stephen to First Federal Savings and Loan Association in the original amount of \$11,120.00, said mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 917 at Page 483.



which has the address of 2 Carriage Lane 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