

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

MORTGAGE

RECORDED IN
GREENVILLE, S.C. 29602

VOL 1689 PAGE 270

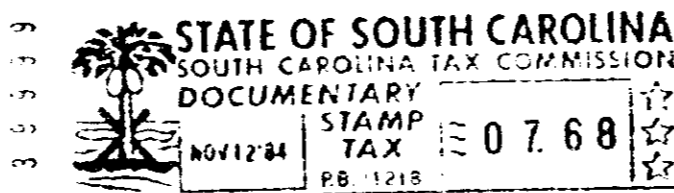
THIS MORTGAGE is made this 12th day of November, 1984, between the Mortgagor, James E. Fowler and Sandra R. Fowler of South Carolina (herein "Borrower"), and the Mortgagee, Union Home Loan Corporation of South Carolina, a corporation organized and existing under the laws of the State of South Carolina 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. \$ 25,565.00 which indebtedness is evidenced by Borrower's note dated November 12, 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 November 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 tract of land containing 4 acres, more or less, situate, lying and being in the County of Greenville, State of South Carolina, and being shown and designated as "Property of James E. Fowler and Sandra R. Fowler," on plat prepared by Carolina Surveying Company on November 12, 1984, and recorded in the RMC Office for Greenville County in Plat Book 110, at Page 14, reference being made to said plat for a more complete description.

This being the same property conveyed to the Mortgagors herein by deed of Claude E. Fowler and Flonnie B. Fowler dated November 12, 1984 and recorded in the RMC Office for Greenville County in Deed Book 1240 at Page 103 on November 12, 1984.



which has the address of ... Route 14, Box 79 ... Greenville ...
[Street] [City]
South Carolina ... 29607 ... (herein "Property Address");
[Zip Code]

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

SOUTH CAROLINA - HOME IMPROVEMENT - 1-80-FNMA/FHLMC UNIFORM INSTRUMENT

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