

MORTGAGE

THIS MORTGAGE is made this 7th day of November, 1984, between the Mortgagor, DONALD E. McELHANNON and SUSAN S. McELHANNON, (herein "Borrower"), and the Mortgagee, UNITED VIRGINIA MORTGAGE CORPORATION, a corporation organized and existing under the laws of VIRGINIA, whose address is 919 EAST MAIN STREET, RICHMOND, VIRGINIA 23219 (herein "Lender").

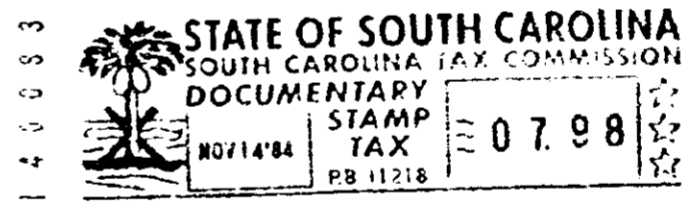
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 26,505.56, which indebtedness is evidenced by Borrower's note dated November 7, 1984, and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 15, 1999.

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, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being shown and designated on plat of McDonald Farm, dated October, 1947, prepared by J. Mac Richardson, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book R, at Page 97, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Southwestern corner of the tract of land shown on a plat of the property of W. R. Bearden, recorded in the RMC Office for Greenville County, S. C. in Plat Book R, at Page 97, and running thence with the line of Rogers land, N. 6 E. 150 feet to an iron pin; thence N. 73 W. 233 feet to an iron pin; thence N. 67 W. 217 feet to an iron pin; thence S. 6 W. 150 feet to an iron pin in the road leading from Fork Shoals to Old Hundred Road; thence with said road as a line in a Southeasterly direction, 466 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Melvin Bell, dated December 31, 1976, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1048, at Page 975, on January 4, 1977.



which has the address of Route 3, Berry Road, Box 208, Pelzer, South Carolina 29669 (herein "Property Address");

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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 planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.