Mortgagee's Address: Piedmont Center, Suite 103685500 5.0. S.C. 33 Villa Road Tell 11 52 AM "81 Greenville, SC 29607 **FEE SIMPLE**

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BONN TANKERSLEY

SICHOXID MORTGAGE

THIS MORTGAGE, made this 11th day of February John Franklin McQueen 1981, by and between

(the "Mortgagor") and UNION HOME LOAN CORPORATION OF SOUTH CAROLINA, a body corporate (the "Mortgagee"), WHEREAS, the Mortgagor is justly indebted unto the Mortgagee in the sum of Five Thousand Five Hundred), (the "Mortgage Debt"), for which amount the Eighty Eight & 00/100 Dollars (S 5,588.00

Mortgagor has signed and delivered a promissory note (the "Note") of even date herewith payable to the Mortgagee, or order, the final installment thereof being due on Feb. 15. 1989

KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of the said note, and also in consideration of the further sum ONE DOLLAR, to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presence do grant, bargain, sell and release unto the said mortgagee:

ALL that lot of land, with the improvements thereon, situate on the northwest side of Crosby Circle near the City of Greenville in Greenville County, State of South Carolina, being shown as Lot No. 51 on plat of Paramount Park, made by Piedmont Engineering Service, July 1949, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "W" at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Crosby Circle at the joint front corner of Lots 50 and 51, and running thence with the line of Lot 50, N. 43-15 W. 150 feet to an iron pin; thence S. 46-45 W. 68 feet to an iron pin; thence S. 10-22 W. 42.9 feet to an iron pin; thence with the line of Lot 52, S. 43-15 E. 115 feet to an iron pin on the northwest side of Crosby Circle; thence with the northwest side of Crosby Circle, N. 46-45 E. 93 feet to the beginning corner.

DERIVATION: Deed of H. E. McQueen recorded October 17, 1980 in Deed Book 1135 at Page 628.

TOGETHER with the improvements thereon and the rights and appurtenances thereto belonging or appertaining. The land and improvements are hereinafter referred to as the "property".

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TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its successors and assigns forever, and the mortgagor hereby binds himself, his successors, heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against himself, his successors, heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, that the Mortgagor shall well and truly pay or cause to be paid the Mortgage Debt hereby secured when and as the same shall become due and payable according to the tenor of the said Note and so it perform all the covenants herein on the Mortgagor's part to be performed, then this Mortgage shall be void. LOVE, IN STREET, A STREET THE PARTIES

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