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Prepared by: Sharonview Federal Credit pipion

After Recording

Mail To: Sharonview Federal Credit Union, P.O. Box 32414, Charlotte, N. C. 28232

STATE OF SOUTH CAROLINA)

MORIGAGE OF REAL ESTATE AND SECURITY AGREEMENT TO SECURE FUTURE ADVANCES

COUNTY OF Greenville

The Credit Agreement Contains Provisions Allowing For Changes In The Interest Rate And The Number Of Periodic Payments And For Increases In The Principal Amount To Be Repaid.

In this Mortgage made this <u>lst</u> day of <u>June</u>, 19 84, among <u>Henry T. Lancaster and wife, Dorothy C. Lancaster</u> (hereinafter "Mortgagor" or "Borrower"), and Sharonview Federal Credit Union, a federal credit union organized and existing under the laws of the United States, having its principal office and place of business in Charlotte, North Carolina 28232 - Post Office Box 32414 (hereinafter "Credit Union", "Mortgagee" or "Lender"), the words "You" and "Your" mean all those who sign the Mortgage (shown as Mortgagor above). "We," "Our," and "Us" mean the Mortgagee above, the Sharonview Federal Credit Union. "Borrower" means those persons that signed the Revolving Credit Agreement.

The designations Mortgagor, Mortgagee, Lender, You, Your, We, Our, Us, and Borrower shall include the above parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Under the Borrower's Home Equity Revolving Credit Agreement, dated June 1, 1984 , the terms of which are incorporated by reference in this document, the Borrower requested that we extend to the Borrower a line of credit, and we have agreed (subject to the terms of that Agreement) to extend that line of credit in a sum not to exceed \$10,000.00.

As evidence of our extension of a line of credit to the Borrower, the Borrower signed a Revolving Credit Agreement with Adjustable Interest Rate and agreed that the initial advance and all future advances under this Plan, within the limits of the line of credit, will be secured by this Mortgage. The Credit Agreement also provides that: (a) Application of the FINANCE CHARGE begins on the date the advance (loan) is posted to Borrower's account and is imposed so long as the loan balance remains unpaid; (b) To figure and impose the FINANCE CHARGE, we will apply a daily periodic rate to the "Adjusted Balance" each day. Your initial advance of \$10,000,00 been loaned to you at a starting daily periodic rate of _.03288 This rate of interest may (ANNUAL PERCENTAGE RATE OF 12.00 change in accordance with advance written notice given by Sharonview Federal Credit Union in accordance with the terms of the Revolving Credit Agreement. The maximum daily periodic rate shall not exceed the maximum rate permitted under the Federal Credit Union Act (including Rulings and Regulations implementing the Act). Any increase will take the form of more payments in the payment amount effective after your last advance. Any decrease will take the form of fewer payments in the payment amount effective after the date of the last advance. If your loan were for \$5,000.00 at 15% for 78.96 months (payments of \$100.00 per month) and the rate increased to 16% in one month, you would have to make 3.98 additional payments; (c) We figure the FINANCE CHARGE on your account by applying the periodic rate to the "average daily balance" of your account (including current transactions). To get the "average daily balance" we take the beginning balance of your account each day, add any new advances, and subtract any payments or credits, and unpaid finance charges. This gives us the daily balance. Then, we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "average daily balance." The applicable periodic rate under the foregoing paragraphs may be increased to the maximum rate permitted by law under the Federal Credit Union Act and the Regulations of the National Credit Union Administration, if you are in default; (d) Any new rate of interest will be used with regard to all future payments after the effective Change Date until the rate is again changed or until you have fully repaid the loan.

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