

MORTGAGE

FILED GREENVILLE CO. S.C.

THIS MORTGAGE is made the 8th day of June 1984 between Jack G. Barton and Pamela T. Barton of South Carolina, hereinafter referred to as the Borrower, and the Mortgagee, Union Home Loan Corporation 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").

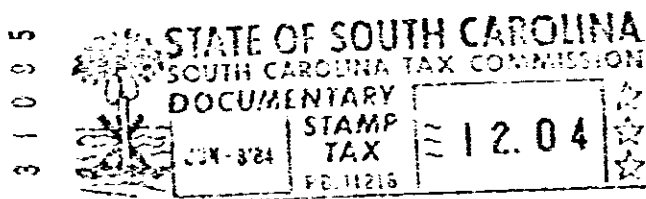
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 30,077.50 which indebtedness is evidenced by Borrower's note dated June 8, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on June 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, situate, lying and being, on Tanglewood Drive in Gantt Township in Greenville County, South Carolina, being shown and designated as Lot Number 55 of Section Two on a plat of "Tanglewood Revised Plat of Section 1-Sheet One of Section II" made by Webb and Lose, surveyors, June, 1954, recorded in the RMC Office for Greenville County in Plat Book "GG" at Page 57; being more particularly described on a plat of Property of Jack G. Barton and Pamela T. Barton made by Campbell and Clarkson surveyors, dated April 10, 1967, recorded in the RMC Office for Greenville County in Plat Book "QQQ" at Page 107; reference being made to said plats is craved for a complete and detailed description thereof.

This is the same property conveyed to the Grantor herein by the Deed of Fred D. Dykes and Pecolia P. Dykes, said Deed being recorded in the RMC Office for Greenville County in Deed Book 820 at Page 188.

This is a second mortgage, junior to that given to Carolina National Mortgage Insurance Company, said mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1058, at Page 187, original amount of \$15, 400.00



109 Tanglewood Drive Greenville which has the address of [Street] [City] South Carolina 29611 (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 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