

MORTGAGE

THIS MORTGAGE is made this 5th day of January 1984 between the Mortgagor, Thomas J. McArdle, Jr. and Lee P. McArdle (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").

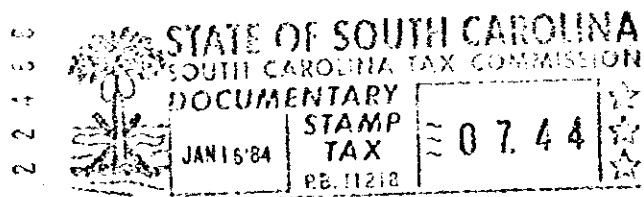
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 18,533.00 which indebtedness is evidenced by Borrower's note dated January 5, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on January 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 3.18 acres, more or less, situate, lying and being on the northerly side of Groce Meadow Road, near the City of Greer, County of Greenville, State of South Carolina, as shown on plat entitled "Plat for Thomas J. McArdle, Jr. and Lee P. McArdle", prepared by Webb Surveying & Mapping Co., dated July, 1979 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-M at Page 28, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in or near the center of Groce Meadow Road at the joint front corner of the premises herein described and property now or formerly of Cribb and running thence with the line of said Cribb property N. 20-23 W. 335.9 feet to an iron pin; thence N. 25-00 W. 272 feet to an iron pin; thence S. 86-36 E. 271.0 feet to an iron pin; thence S. 28-52 E. 460 feet to a point in or near the center of Groce Meadow Road; thence with the center of Groce Meadow Road S. 61-20 W. 297 feet to the point of beginning.

DERIVATION: Deed of Thomas S. Moore recorded August 7, 1979 in Deed Book 1108 at page 758 in the Greenville County RMC Office.



which has the address of Post Office Box 1108, Taylors, SC 29687 South Carolina (herein "Property Address");

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