

MORTGAGE

VOL 1664 PAGE 989

GREENVILLE, S.C.
THIS MORTGAGE is made this 25th day of May 1984 between the Mortgagor, Vernon G. Beigay, Inc. and Individually (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, Beaver Plaza, 1301 York Road Lutherville, Maryland 21093 (herein "Lender").

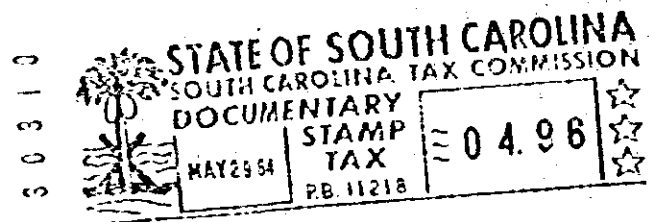
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 12,382.50 which indebtedness is evidenced by Borrower's note dated May 25, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on June 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 our right, title and interest in and to: All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the south side of Tenth Street known and designated as Lot #46 in Section No. 5 of Judson Mills Village, made by Dalton & Neves, Engineers, in February, 1940, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book K, at Pages 33 and 34, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the south side of Tenth Street, joint front corner of lots nos. 46 and 47, which iron pin is 282 feet west of the southwest corner of the intersection of Tenth Street and Neubert Avenue, and running thence with the line of lot no. 47, S. 1-55 E., 91.61 feet to an iron pin, joint rear corner of lots No. 70 and 71; thence with the rear line of lot no. 71, S. 88-05 W., 70 feet to an iron pin, joint rear corner of lots nos. 45 and 46; thence with the line of lot no. 45, N. 1-55 W., 91.68 feet to an iron pin on the south side of Tenth Street; thence with the south side of Tenth Street, N. 88-09 E., 70 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by the Deed of Ona W. Davis, said deed being recorded in the RMC Office for Greenville County in Deed Book 1213 at Page 595 recorded on May 29, 1984.



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which has the address of 8 10th Street Greenville Greenville
[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 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