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MORTGAGE

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GREENVILLE REC. DEPT. 14
SEP 27 4 14 PM '84

THIS MORTGAGE is made this 27th day of September 1984 between the Mortgagor, Lloyd G. Wicks, Jr. and Diane C. Wicks (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").

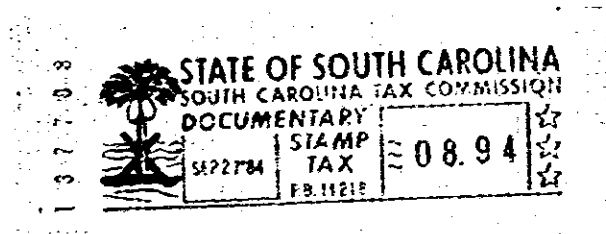
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 29,275.00 which indebtedness is evidenced by Borrower's note dated September 27, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on October 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, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 10 acres, more or less, on a plat of Lloyd G. Wicks, Jr. as prepared by Carolina Surveying Company dated September 27, 1984, and recorded in the RMC Office for Greenville County in Plat Book 10-X at Page 36, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Slatton Shoals Road and running thence, with said Road, S. 20-31 W. 149.9 feet to a point; thence still with said Road, S. 11-22 W. 99.6 feet to a point; thence turning and running with the common line of said 10 acres and property now or formerly of Murrell, S. 56-57 W. 895.2 feet to a point; thence turning and running along the rear of said 10 acres, N. 54-52 W. 474.5 feet to a point; thence N. 28-17 W. 173.2 feet to a point; thence turning and running with the common line of said 10 acres and property now or formerly of Looper, N. 76-54 E. 1327.2 feet to a point in the center of Slatton Shoals Road, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of J. P. Looper dated July 22, 1980 and recorded July 24, 1980 in the RMC Office for Greenville County in Deed Book 1129 at Page 775; and also in corrective deed dated July 31, 1980 and recorded July 31, 1980 in the Deed Book 1130 at Page 146.



which has the address of Route 2, Box 223, Slatton Shoals Road, Pelzer South Carolina 29669 (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 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 therein "Funds" equal to one-twelfth of the yearly taxes and assessments (including condominium and

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