

ADDRESS OF MORTGAGEE:
Suite 205, Heaver Plaza
1301 York Road
Lutherville, MD 21093

MORTGAGE

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P.O. Box 113
Greenville, S.C. 29602

THIS MORTGAGE is made this 19th day of October 1984 between the Mortgagor, Alfred W. Cash (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").

Vol 1686 Page 200

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 October 19, 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 November 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:

PARCEL 1:

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located near U. S. Highway 25-South, below Moonville, S.C., and being more fully described as follows:

BEGINNING at an iron pin 270 feet northwest of the western right-of-way of Augusta Road (U. S. Highway 25-South), and running thence N. 80-10 W. 450 feet to an iron pin above line running with the land of Dr. Martin; thence S. 7-35 W. 204.1 feet to an iron pin; thence S. 82-25 E. 450 feet to an iron pin, 270 feet from Augusta Road; thence N. 7-35 E. 180.8 feet to the beginning corner, and containing 2.0 acres, more or less.

PARCEL 2:

ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township on the western side of U. S. Highway No. 25, below the settlement known as Moonville, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of U. S. Highway No. 25 (the Augusta Road) at the joint front corner of property now or formerly of Daisy B. Cash and Dr. W. T. Martin, and running thence along Dr. Martin's line, N. 80-10 W. 270 feet to an iron pin at the corner of 2 acre lot of Alfred Wayne Cash; thence along the line of that tract, S. 7-35 W. 50 feet to a new corner; thence S. 80-10 E. 270 feet to an iron pin on the western edge of the right-of-way of U. S. Highway No. 25; thence along the western edge of said right-of-way, N. 7-35 E. 50 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Daisy B. Cash, dated October 9, 1964 and recorded October 9, 1964 in the RMC Office for Greenville County in Deed Book 759 at Page 313.

PARCEL 3:

ALL that certain piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Grove Township, on the western side of U. S. Highway No. 25 below the settlement known as Moonville, and having the following metes and bounds, to-wit:
(continued on attached page)

which has the address of Route 4 Piedmont
[Street] [City]
South Carolina 29673 (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

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