MORTGAGE

THIS MORTGAGE is matering. 5th day of October

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19 84 (Charles M. Moore a/k/a Charles Marion Moore and Sandra G. Moore (herein "Borrower"), and the Mortgagee, union note Loan Corporation of Salth Carolina

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").

All that piece, parcel or lot of land situate lying and being on the Northeastern side of Rivendell Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot No 25 as shown on a plat entitled "Trollingwood, Section 1", prepared by Enwright Associateds, dated September 30, 1971 and recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 12 and having according to said plat the following metes and bounds:

Beginning at an iron pin on the NOrtheastern side of Rivendell Drive at the joint front corner of Lots Nos 24 and 25 and running thence with the line of Lot No 24 S. 84-28 E. 263.9 feet to an iron pin at the normal pool line of a lake known as Lake Trollingwood; thence with the normal pool line of said lake, S. 18-14 W. 80 feet to an iron pin at the joint rear corner of Lots Nos 25 and 26; thence with the line of Lot No 26 S. 59-47 W. 249.4 feet to an iron pin on the Northeastern side of Rivendell Drive; thence with the Northeastern side of Rivendell Drive N. 35-02 W. 70 feet to an iron pin; thence continuing with the Northeastern side of Rivendell Drive N. 4-00 W. 99.7 feet to an iron pin; thence still continuing with the Northeastern side of Rivendell Drive N. 11-28 E. 30 feet to an iron pin; thence still continuing with the Northeastern side of Rivendell Drive N. 25-00 E. 45 feet to the point of beginning.

This is the same property conveyed to the Grantors herein by the Deed of Trollingwood Realty Company, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1060 at Page 33, recorded on July 7, 1977.

This is a second mortgage junior to that given to American Federal in the original amount of \$45,000.00, said mortgage being recorded in the RMC Office for Greenville County in Mortgage Book 1429 at Page 950, recorded on April 25, 1978.

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."

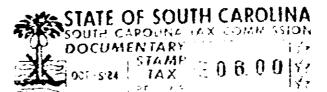
Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower Ocovenants that Borrower warrants and will defend generally the title to the Property against all claims and demands.

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

SOUTH CAROLINA-HOME IMPROVEMENT-1/80-FINMA/FHLMC UNIFORM INSTRUMENT



[City]

DAY YELD GERMAN