

MORTGAGE

THIS MORTGAGE is made this 19th day of January 1984, between the Mortgagor, Earl F. Sweeney (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. \$ 26,617.50 which indebtedness is evidenced by Borrower's note dated January 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 February 15, 1999;

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 piece, parcel or lot of land, containing 11.59 acres, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the southern side of Sweeney Road, in the County of Greenville, State of South Carolina, being known and designated as Tract No. 5 and a portion of Tract No. 6 of property now or formerly belonging to Grace Sweeney, et al., and being described more particularly, according to a recent plat of Earl F. Sweeney and Betty K. Sweeney, dated January 12, 1984, prepared by Freeland and Associates, recorded in Plat Book 10-A at page 87, to wit:

BEGINNING at a railroad spike in the center of Sweeney Road at the joint front corner of Tracts 4 and 5 and running thence along the center of said road, S 36-46 E, 75.31 feet to a railroad spike; thence leaving said Road and running along the common line of Lots 5 and 6, S 58-24 W, 87.22 feet to an iron pin; thence S 29-21 W, 277 feet to an iron pin; thence S 12-12 W, 166.76 feet to an iron pin; thence S 60-43 W, 94.45 feet to an iron pin; thence S 29-21 W, 2,374.92 feet to an iron pin; thence N 64-10 W, 160 feet to an iron pin; thence N 12-10 E, 339.94 feet to an iron pin; thence N 33-37 E, 2,620.64 feet to an iron pin; thence N 58-24 E, 80.40 feet to a railroad spike in the center of Sweeney Road, the point of BEGINNING.

DERIVATION: Deed of Peller L. Sweeney recorded December 29, 1975 in Deed Book 1029 at page 377 and Deed of Jacquilien Hudnell, formerly known as Jacquilien Sweeney, recorded January 12, 1984 in Deed Book 1204 at page 837.

ALSO: A twenty (20) foot right-of-way for the purposes of ingress and egress to the above-described property, which right-of-way crosses that portion of Tract No. 6 now belonging to Jacquilien Sweeney Hudnell. Said right-of-way shall follow that gravel drive shown on plat of Earl Sweeney, continued on back page which has the address of Route 3, Box 408, Simpsonville, South Carolina 29681 (herein "Property Address");

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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 (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

STATE OF SOUTH CAROLINA
DOCUMENTARY
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