

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

MORTGAGE

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THIS MORTGAGE is made this 2nd day of April 1984, between the Mortgagor, Larry R. Marshbanks (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").

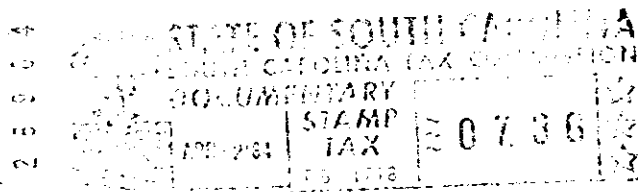
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 18,347.50 which indebtedness is evidenced by Borrower's note dated April 2, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on April 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 piece, parcel or lot of land, with all improvements thereon, in the City and County of Greenville, State of South Carolina, situate, lying and being on the northeastern side of Sycamore Drive and being known and designated as Lots Nos. 118 and 119 of East Lynne Addition, said plat being recorded in the RMC Office for Greenville County in Plat Book "H", at Page 220 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Sycamore Drive, joint front corner of Lots Nos. 119 and 120 and running thence with the common line of said Lots, N. 28-50 E. 150 feet to an iron pin; thence with the rear line of Lots Nos. 118 and 119 S. 61-10 E. 100 feet to an iron pin on the northwestern side of Aniwetawk Street (formerly Johnson Street); thence with the northwestern side of said Street, S. 28-50 W. 150 feet to an iron pin at the northwestern corner of the intersection of Aniwetawk Street and Sycamore Drive; thence with the northwestern side of Sycamore Drive, N. 61-10 W. 100 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagor herein by deed of James W. Keller dated April 14, 1970 and recorded April 21, 1970 in the RMC Office for Greenville County in Deed Book 888 at Page 298.



which has the address of 206 Sycamore Drive Greenville

[Street]

[City]

South Carolina 29607 (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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