

MORTGAGE

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THIS MORTGAGE is made this 6th day of April 1984, between the Mortgagor, Tommie M. J. Smith (herein "Borrower"), and the Mortgagee, Freedlander, Inc. The Mortgage People, a corporation organized and existing under the laws of Virginia whose address is 4020 West Broad St., Richmond, Virginia 23230 (herein "Lender").

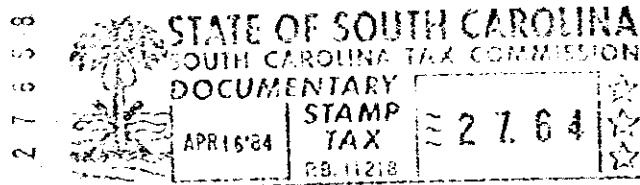
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-nine thousand, twenty-two Dollars and eighty cents Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 1984 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on April 12, 1994

To SECURE to Lender (a) 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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), 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 situate, lying and being in the County of Greenville, State of South Carolina, at the northwestern intersection of New Buncombe Road and Lenore Avenue, as shown on a plat of Sans Souci Heights Subdivision recorded in the Office of the RMC for Greenville County in Plat Book W at Page 155, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of New Buncombe Road and running thence with said road, S. 39-10 W. 70 feet to an iron pin in the corner of intersection of New Buncombe Road and Lenore Avenue; thence with Lenore Avenue, S. 50-50 W. 150 feet to an iron pin; thence N. 39-10 W. 70 feet to an iron pin; thence N. 50-50 E. 150 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of J. W. Davis recorded in the Office of the RMC For Greenville County on September 15, 1972, in Deed Book 955 at Page 553.



which has the address of 2201 Poinsett Highway Greenville South Carolina 29609 (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, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 herein 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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