

MORTGAGE

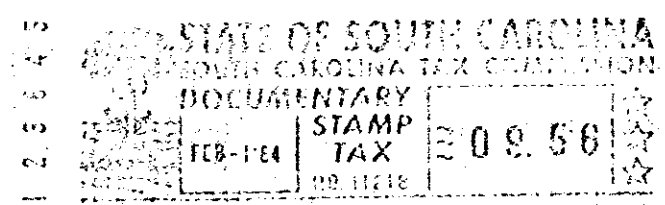
FILED GREENVILLE S.C.

THIS MORTGAGE is made this 25th day of January 1984 between the Mortgagor, Ronald J. Tevyaw and Mary W. Tevyaw (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 Street, Richmond, Virginia 23230 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the amount of U.S. \$ 23884.80 which indebtedness is evidenced by Borrower's note dated January 25, 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 1, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Being known and designated as Lot #109 of a subdivision known as South Forest Estates. as shown on a plat recorded in the RMC Office for Greenville County in Plat Book GG at Page 181, and a more recent plat for Ronald J. and Mary W. Tevyaw, prepared by Campbell and Clarkson Surveyors dated April 15, 1977 and recorded in the RMC Office for Greenville County in Plat Book 6B at Page 93. and having according to the more recent plat, the following metes and bounds, to wit: BEGINNING at a point on the southeastern side of Stratford Road, joint front corners of Lots 110 and 109 and running thence S. 84-41 W., 125.0 feet to a point at the rear corner of said lots; thence along the rear of Lot 109 N. 05-20 W. 90.0 feet to a point, joint rear corner of Lots 108 and 109; thence along the common line of said lots, N. 84-41 E., 125.0 feet to a point, being the joint front corners of said lots on Stratford Road; thence with said Road S. 05-10 E., 90.0 feet to a point, being the beginning.



which has the address of 205 Stratford Road Greenville South Carolina 29605 (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 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

SOUTH CAROLINA